

COUNTY OF SAN DIEGO CONSORTIUM CONSOLIDATED PLAN

**ANNUAL FUNDING PLAN
FISCAL YEAR 2005-2006**

**COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
HOME INVESTMENT PARTNERSHIPS PROGRAM
EMERGENCY SHELTER GRANT PROGRAM
HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS PROGRAM**



**COUNTY OF SAN DIEGO
DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT**

March 2005

DRAFT

BOARD OF SUPERVISORS

GREG COX

District 1

DIANNE JACOB

District 2

PAM SLATER-PRICE

District 3

RON ROBERTS

District 4

BILL HORN

District 5

WALTER F. EKARD
CHIEF ADMINISTRATIVE OFFICER

**DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT**

CATHERINE J. TROUT
DIRECTOR

TABLE OF CONTENTS

	Page
I. ANNUAL FUNDING PLAN OVERVIEW	1
II. APPLICATION FOR FEDERAL ASSISTANCE	51
III. A. RECOMMENDED PROPOSALS	54
B. ALTERNATIVE PROPOSALS	109
C. INELIGIBLE PROPOSALS	148

APPENDIX. HOME Program Resale/Recapture Requirements

2005-2006 ANNUAL FUNDING PLAN OVERVIEW

Units of local government must submit a Consolidated Plan if they qualify as entitlement jurisdictions under Title I of the Housing and Community Development Act of 1992, and wish to receive Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), HOME Investment Partnerships (HOME) and/or Housing Opportunities for Persons With AIDS (HOPWA) formula programs. The County of San Diego Consortium Consolidated Plan is prepared by the County Department of Housing and Community Development, in collaboration with the County Housing Authority. The Housing Authority administers the Section 8 Rental Assistance Program and other entitlement program activities that are described later in this narrative.

The responsibilities for administering and operating the HOPWA Program for the San Diego region were assumed by the County, under an agreement with the City of San Diego, the official recipient of HOPWA Program funds. The HOPWA Program provides funding for affordable housing and service needs to persons living with HIV/AIDS and their families. The HOPWA Program, therefore, is included in the County's 2005-2006 Annual Funding Plan, and will be included in the 5-year Consolidated Plan for fiscal years 2005-2010, as per that agreement.

The Consolidated Plan includes: 1) a priority needs assessment and strategies to address identified needs over a 5-year period; and, 2) an Annual Funding Plan. During 1999, the County prepared a County Consortium Consolidated Plan for fiscal years 2000-2005, which was submitted to the U.S. Department of Housing and Urban (HUD) along with the 2000-2001 Annual Funding Plan. During FY 2004-2005, a new 2005-2010 Consolidated Plan was developed. Citizen participation for the five-year Plan, as well as Board of Supervisors review and approval, will be accomplished concurrently with the 2005-2006 Annual Funding Plan. Development of the annual and five-year plans are considered and approved by the County Board of Supervisors through two public hearings during the strategy phase of plan development and during consideration of the recommended use of funds. The Board approves the final plans in early May for submittal to HUD by May 15, 2005. In addition to the Consolidated Plan, this year the Board of Supervisors will also be asked to approve an updated Citizen Participation Plan and a Residential Anti-displacement and Relocation Assistance Plan.

The Annual Funding Plan is an element of the Consolidated Plan, and describes the jurisdiction's goals, objectives, programs, activities and financial resources for assisting extremely low-, low and moderate income renters and homeowners in obtaining affordable housing, and for the revitalization of lower income communities. This Annual Funding Plan covers the period from July 1, 2005, through June 30, 2006. A new Annual Funding Plan is prepared each year, as required by HUD, to address affordable housing, homeless, and non-housing community development needs.

Citizen participation meetings were held within the CDBG Neighborhood Revitalization Areas in County unincorporated communities, and public hearings were held in the Urban County and HOME Consortium cities, to obtain public comment. In addition, County Department of Housing and Community Development (HCD) scheduled meetings with staff of the Urban County participating cities and HOME Consortium cities to discuss program policies and grant funding levels. The Annual Funding Plan addresses the priorities and

strategies included in the Consolidated Plan. HCD prepares the Consolidated Plan and Annual Funding Plan for the County of San Diego.

The following are the 2005-2006 entitlement grant funds in the County of San Diego Consortium Annual Funding Plan: CDBG - \$5,408,793 (plus approximately \$1,200,000 in program income); HOME - \$4,230,491 (plus approximately \$740,000 in program income); the recently introduced HOME American Dream Downpayment Initiative (ADDI) - \$146,050; ESG - \$208,917; and, HOPWA - \$2,527,000. The following are the local matches required by HUD: \$1,057,622 for the HOME program (25% of the entitlement) and \$208,917 for the ESG program (100% of the entitlement). The source of match funds and/or inkind contributions, provided by the project sponsor or service provider, in fulfillment of match requirements of the HOME and ESG Programs, will be identified when applications are received for specific projects. Specific CDBG community development activities are identified in the Annual Funding Plan.

Funds from the Urban County portion of the HOME Program, the ESG Program and a portion of the Urban County CDBG Program are placed in a County Housing Development Fund, and are subsequently used to fund housing development and homeless assistance activities through a Notice of Funding Availability (NOFA) process. Through the NOFA's, the Board of Supervisors awards funds to project sponsors in the form of loans or grants for development, acquisition or rehabilitation of affordable housing for lower income households, and emergency shelters for homeless persons within the Urban County. Currently, HOPWA funds, in the form of loans or grants, are provided through a separate annual NOFA, as funds are available.

I. GEOGRAPHIC DISTRIBUTION AND AREA INVESTMENT PRIORITIES

HCD administers funds from the four federally funded HUD programs (CDBG, HOME, ESG and HOPWA) for affordable housing, homeless assistance, and community development activities.

The County of San Diego administers the CDBG and ESG Programs within the San Diego "Urban County," which includes the unincorporated area of the County and the cities of Coronado, Del Mar, Imperial Beach, Lemon Grove, Poway and Solana Beach. The County of San Diego, and cities of San Diego, Chula Vista and Oceanside, are the only recipients of ESG funding within the County.

The County of San Diego also administers the HOME Program for the County HOME Consortium, which includes the Urban County (as described above), as well as the cities of Carlsbad, Encinitas, La Mesa, San Marcos, Santee and Vista.

The City of San Diego receives the allocation for HOPWA on behalf of the entire County region. By agreement with the City, the County of San Diego is now administering the HOPWA Program for the entire County region.

CDBG NEIGHBORHOOD REVITALIZATION AREAS: Selected communities within the unincorporated area of San Diego County have been designated as "Neighborhood Revitalization Areas"

(NRA's) in order to channel CDBG funds where they are most needed. NRA's have also been designated in the six participating cities for the same purpose. The criteria for selection of the NRA's include the following: primary benefit to lower income households; occurrence of blighted neighborhoods; inadequacy of public facilities and services; condition of housing; lack of lower income employment opportunities; health, welfare and safety needs; social indicators; compatibility with the County General Plan; cost/benefit potential of providing assistance in the area; and community interest.

Each year, the County of San Diego prepares an CDBG/HOME/ESG/HOPWA Program Strategy, which describes the process for development of the Annual Funding Plan, and generally describes funding categories. It also delineates six CDBG Neighborhood Revitalization Areas (NRA's) located in the following communities: Casa De Oro, Fallbrook, Lakeside, Lincoln Acres, Ramona, and Spring Valley (north and south). The seventh NRA includes the large and sparsely populated rural portion of the County unincorporated area, outside the County Water Authority, which is known as the Rural Revitalization Area.

Projects funded in the Rural Revitalization Area have been primarily those addressing public health and safety concerns. The 2005-2006 CDBG Strategy also identifies NRA's in the six participating cities: Coronado, Del Mar, Imperial Beach, Lemon Grove, Poway and Solana Beach. The NRA maps can be found on pages 6-19. CDBG community development projects are located in NRA's unless there is a compelling reason for locating a project outside these areas.

Table 1 contains the list of census tracts associated with the 2005-2006 CDBG Neighborhood Revitalization Areas. The Table is followed by maps of Neighborhood Revitalization Areas in the six Urban County participating cities (Coronado, Del Mar, Imperial Beach, Lemon Grove, Poway and Solana Beach) and in the unincorporated communities.

URBAN COUNTY RACIAL/ETHNIC CONCENTRATIONS: Based on 2000 Census data from SANDAG¹, 20 percent of the San Diego Urban County population is Hispanic. The non-Hispanic portion of the population describe themselves in the following racial categories: White (68%), Black (4%), Asian (4%), American Indian (1%), Native Hawaiian/Other Pacific Islander (.03%), Other Race (.02%), and Two or More Races (3%).

The census data indicate that the cities of Imperial Beach (40%) and Lemon Grove (29%) have a higher percentage of Hispanic residents than the unincorporated area (20%). Also, the percentage of Hispanic residents in the unincorporated area is lower than in San Diego County as a whole (27%). However, concentrations of Hispanic residents occur within the northern unincorporated area communities of Fallbrook, Ramona, Pala, and Pauma Valley. These northern communities are within the boundaries of the Fallbrook, Ramona and the Rural Neighborhood Revitalization Areas. Funding allocations for CDBG community development projects identified in the 2005-2006 Annual Funding Plan are located in CDBG Neighborhood Revitalization Areas.

¹ Source: SANDAG, Census 2000 PL 94-171 File, March 30, 2001

TABLE 1 2005-2006 Community Development Block Grant Proposed Neighborhood Revitalization Areas; 2000 Census Tracts			
CITIES		UNINCORPORATED AREA	
Coronado	106.03; 107.00; 108.00; 109.00; 110.00; 111.00; 112.00	Casa de Oro	135.03
Del Mar	172.00	Fallbrook	189.03; 189.04; 189.05; 189.06
Imperial Beach	102.00; 103.00; 104.01; 104.02; 105.01; 105.02	Lakeside	167.02; 168.04; 168.07; 168.10; 169.01
Lemon Grove	30.03; 138.01; 140.01; 140.02; 141.01; 141.02; 142.00; 143.00; 144.00	Lincoln Acres	121.02; 122.00
Poway	170.06; 170.07; 170.09; 170.10; 170.20; 170.21; 170.40; 170.41; 170.42; 170.48; 170.49	Ramona	208.05; 208.06; 208.09
Solana Beach	173.03; 173.04	Spring Valley	137.02; 138.01; 138.02; 139.03; 139.06; 139.06; 139.07; 139.08; 139.09
		Rural Revitalization Area	
The Rural Revitalization Area includes County unincorporated area communities predominately located outside the boundary of the County Water Authority.			

Neighborhood Revitalization Area maps can be found at
www.co.san-diego.ca.us/sdhcd/organizations/cdbg_applications.html#nramaps

San Diego Urban County
Community Development Block Grant
Neighborhood Revitalization Area

Coronado

San Diego Urban County
Community Development Block Grant
Neighborhood Revitalization Area

Del Mar

San Diego Urban County
Community Development Block Grant
Neighborhood Revitalization Area

Imperial Beach

San Diego Urban County
Community Development Block Grant
Neighborhood Revitalization Area

Lemon Grove

San Diego Urban County
Community Development Block Grant
Neighborhood Revitalization Area

Poway

San Diego Urban County
Community Development Block Grant
Neighborhood Revitalization Area

Solana Beach

San Diego Urban County
Community Development Block Grant
Neighborhood Revitalization Area

Casa De Oro

San Diego Urban County
Community Development Block Grant
Neighborhood Revitalization Area

Fallbrook

San Diego Urban County
Community Development Block Grant
Neighborhood Revitalization Area

Lakeside

San Diego Urban County
Community Development Block Grant
Neighborhood Revitalization Area

Lincoln Acres

San Diego Urban County
Community Development Block Grant
Neighborhood Revitalization Area

Ramona

San Diego Urban County
Community Development Block Grant
Neighborhood Revitalization Area

Spring Valley-North

San Diego Urban County
Community Development Block Grant
Neighborhood Revitalization Area

Spring Valley-South

San Diego Urban County
Community Development Block Grant
Neighborhood Revitalization Area

Rural Revitalization Area

ANNUAL CDBG/HOME/ESG/HOPWA PROGRAMS STRATEGY: Following Board of Supervisors approval of the 2005-2006 Annual Funding Plan Strategy at a noticed public hearing, HCD staff solicited funding proposals through community mailings and notices, conducted citizen participation meetings, analyzed proposals submitted for funding, and developed an Annual Funding Plan for the CDBG, HOME, ESG and HOPWA Programs to be recommended to the County Board of Supervisors. The proposed Annual Funding Plan is presented to the Board of Supervisors for their consideration at a scheduled public hearing. The Board gives final approval to the Plan at a subsequent meeting of the Board held prior to submission of the Plan to HUD.

Included in the Annual Funding Plan are HOME proposals from the HOME Consortium cities of Carlsbad, Encinitas, La Mesa, San Marcos, Santee and Vista. These cities are separate CDBG entitlement cities and each has its own revitalization areas. Since HOPWA funds are provided for all of San Diego County, the City of San Diego and all of the cities in San Diego County are referenced as eligible areas for activities and funds.

Eligible projects under the HOME and ESG Programs will be funded with a match contribution: the match contributions must be a minimum of 25 percent for the HOME Program and 100 percent for the ESG Program. There is no federal match requirement for the CDBG and HOPWA Programs.

HCD monitors entitlement grant activities carried out in furtherance of the Annual Funding Plan, and the goals and objectives of the Consolidated Plan, to ensure long-term compliance with the requirements of the four entitlement programs and the Consolidated Plan. In 2005-2006, HCD staff expects to conduct approximately 70 onsite monitoring visits to recipients of funds from the four entitlement programs and the Supportive Housing Program. These are carried out in conformance with HUD monitoring guidelines for each program. In addition, County departments, participating cities and subrecipients submit quarterly reports that detail accomplishments, progress, and projected completion. Affordable housing projects are monitored to ensure compliance with CDBG, HOME and HOPWA requirements, including appropriate rent restrictions. Annual Performance Reports are required for all outstanding affordable housing loans, and are carefully reviewed by staff for compliance with loan documents and program requirements.

The following are entitlement program objectives and eligible types of activities, as approved by the Board of Supervisors in the Annual Funding Plan Strategy.

A. San Diego Urban County Community Development Block Grant Program.

I. Statement of Community Development Objectives:

1. Provide for the orderly development of adopted Neighborhood Revitalization Areas, recognizing priorities of the County, participating cities and advisory groups.
2. Provide affordable, long-term housing opportunities for eligible, low and moderate income residents of the Urban County, with emphasis on low income residents, in accordance with the Consolidated Plan.

3. Aid in the rehabilitation of the housing stock with preference to projects within designated Neighborhood Revitalization Areas.
4. Provide assistance to those property owners or renters who may be relocated as a result of CDBG funded activities.
5. Stimulate economic development and community reinvestment.
6. Upgrade public facilities within Neighborhood Revitalization Areas.
7. Provide public services or facilities necessary for the direct support of housing or neighborhood revitalization activities, as opposed to social services not directly related to those activities.

II. Community Development Block Grant Program Activities. Funds will be allocated to Neighborhood Revitalization Areas to implement the following activities:

1. Affordable Housing Development
2. Residential Rehabilitation
3. Public Improvements
4. Economic Development
5. Public Services
6. Planning Activities
7. Program Administration

B. San Diego County Consortium HOME Investment Partnerships Program. Funds will be allocated within the Consortium area to implement the following activities directly, through local housing authorities, or for-profit or non-profit organizations:

1. Housing Acquisition/Rehabilitation
2. Housing Rehabilitation
3. Housing Construction
4. Rental Assistance
5. Homeownership Assistance Programs
6. Administration/Planning

C. San Diego Urban County Emergency Shelter Grant Program. Funds will be allocated to implement a broad range of eligible activities, which benefit homeless persons, with preference afforded to battered homeless women and children, directly, through local housing authorities, or non-profit agencies:

1. Shelter Renovation, Conversion or Rehabilitation

2. Shelter Operations
3. Essential Services
4. Homeless Prevention Activities
5. Homeless Program Staffing and Administration

D. San Diego Region Housing Opportunities for Persons with AIDS. Funds will be allocated within San Diego County to implement the following activities:

1. Information and Referral
2. Housing Development
3. Rental Assistance
4. Supportive Services
5. Operating Costs
6. Technical Assistance
7. Program Administration

II. PROGRAMS AVAILABLE THROUGH COUNTY HCD

A. Acquisition, Rehabilitation, and New Construction (HOME, CDBG-Housing Development Fund and HOPWA): HOME, CDBG, and HOPWA funds will be available for the development of affordable housing. HOPWA funds are limited to HIV/AIDS households. These funds are available through Notices of Funding Availability.

B. Rental Assistance: The County Department of Housing and Community Development staffs the Housing Authority of the County of San Diego which administers the following rental assistance programs:

1. Section 8 Housing Choice Vouchers (HCV): The Section 8 HCV program pays a portion of the rent directly to landlords on behalf of low-income households. It is estimated that 10,478 households will be assisted during FY 2005-2006.

2. Family Self-Sufficiency: The Family Self-Sufficiency Program provides incentives to HCV families to commit to becoming economically independent through the use of readily available resources. This program is administered in conjunction with the HCV Program. There are currently 171 families on the Family Self-Sufficiency Program.

3. Section 8 Moderate Rehabilitation Program: This is a project-based rental assistance program that provided funds for rehabilitation of private rental units and secured these units for long-term affordable rental housing. There are approximately 100 units currently covered by this program.

4. Housing Opportunities for Persons with AIDS (HOPWA): County HCD administers the HOPWA Program for the entire San Diego County region. It is expected that 80 households will receive tenant-based rental assistance subsidies under this program in FY 2005-2006.

5. HOME Tenant-Based Rental Assistance (TBRA): County HCD staffs the Housing Authority of the County of San Diego, which administers the following HOME TBRA programs: City of Encinitas County-administered TBRA Program, County-wide Mentally Ill TBRA Program, Emancipated Foster Youth TBRA Program, City of La Mesa County-administered TBRA Program, Urban County TBRA Program, Substance Abuse Recovery Management System (SARMS) TBRA, and the Urban County Tuberculosis TBRA Program. In addition, South Bay Community Services administers the Casa Seguras Domestic Violence TBRA Program.

Below is a table, which shows the estimated number of units to be leased in 2005-2006, through HOME-funded TBRA programs administered by HCD.

HOME-Funded TBRA Programs	Estimated Units
City of Encinitas County- Administered TBRA Program	2
County-wide Mentally Ill TBRA Program	6
Emancipated Foster Youth TBRA Program	67
City of La Mesa County- Administered TBRA Program	15
Urban County TBRA Program	30
SARMS TBRA Program	15
Tuberculosis TBRA Program	2
TOTAL	137

6. County of San Diego Redevelopment Agency Rental Assistance (TBRA):

This agency has two project areas, the Upper San Diego River Improvement Area and Gillespie Field Project Area, where it encourages economic development and facilitates private sector involvement in the East County. Approximately 65 units are expected to be leased under this program in FY 2005-2006.

C. Residential Rehabilitation Programs: The Residential Rehabilitation Programs will assist in the preservation of neighborhoods through the rehabilitation of sound housing stock.

1. Rental Rehabilitation: Rental rehabilitation funds are disbursed through the Housing NOFA that is open for receipt of applications throughout the year. Funds are utilized to rehabilitate rental units in exchange for unit affordability.

2. Owner-Occupied Home Repair Loan Program (Single-family Residential and Mobilehomes): The available home repair loans are listed below.

a. Deferred Loan: Three percent simple interest is calculated annually on the unpaid principal. The total amount borrowed must be repaid when the property is no longer owner-occupied, there is a title change, or 30 years, whichever comes first. Owners may borrow up to \$25,000 for a single-family home or \$8,000 for a mobilehome. Family income must be below 80 percent of the median income for San Diego County.

b. Grants: Grants are available to eligible owner-occupants of mobilehomes in the Urban County for relocation of mobilehomes when done in conjunction with rehabilitation. The maximum grant amount per mobilehome unit is \$15,000 for relocation.

San Diego Regional Low-Income Criteria By Household Size (80 percent of the median for the region): Effective FY 2005

1	2	3	4	5	6	7	8
\$38,650	\$44,150	\$49,700	\$55,200	\$59,600	\$64,050	\$68,450	\$72,850

D. Lead Based Paint Hazard Abatement Program: The County offers CDBG grants to eligible homeowners to identify and remove lead-based paint hazards. The grants are only available to homeowners participating in the Owner-Occupied Home Repair Loan Program (described in Section 2.C).

E. Farmworker Housing Fee Waiver Program: Under this program, certain fees assessed by the County of San Diego are waived in return for an agreement between the County of San Diego and a farm owner. The principle agreement terms are as follows:

- The amount of employee rent to be charged for housing must be limited to 30 percent of the household income;
- At least 50 percent of the employee's household income must be obtained from agricultural work on that property in which the housing is to be located (not applicable to farm labor camps); and
- Salary of employees must be at least minimum wage.

F. Mortgage Credit Certificate Program (MCC): Under this program, moderate income first-time homebuyers are entitled to take a federal income tax credit of 20 percent of the annual interest paid on their mortgage loan. This credit reduces the amount of federal income taxes paid, resulting in an increase in the homebuyer's net earnings. The increase in income enables the homebuyer to more easily qualify for a mortgage loan.

G. Downpayment and Closing Cost Assistance Program (DCCA): The County of San Diego offers low-interest deferred payment loans of up to \$80,000 for low-income first-time homebuyers through the DCCA Program. The assistance is provided through a combination of three separate funding sources: HOME Downpayment and Closing Costs Assistance (DCCA); HOME American Dream Downpayment Initiative (ADDI); and the State CalHome Program (CalHome). The loan funds may be used to pay downpayment and closing costs on the purchase of a new or resale home. Qualified homebuyers may apply for loans from local lenders who participate in the DCCA Program.

H. Conduit Financing Tax-Exempt Program: County Policy B-65 assists qualified County non-profit organizations by the issuance of tax-exempt bonds. The goal of this program is to assist qualified organizations where the borrowers' program will provide a clear public benefit to the community. The most significant benefit of this program is the ability to obtain tax-exempt interest rates, therefore achieving the lowest market rate available. Other benefits are:

- Long Term Financing up to 30-year terms; and

- Use of Funds - proceeds may be used for construction, remodeling/renovation, land acquisition, costs of bond issuance, and reimbursement of prior expenses related to the project.

I. County Density Bonus Programs: There are three density bonus programs which are administered by the County Department of Planning and Land Use: Board of Supervisors' Policy I-79, Section 4120 of the Zoning Ordinance, and Board of Supervisors' Policy I-102 of the Mobile Home Park Development Density Bonus and Land Use Element 3.8. The Department of Housing and Community Development (HCD) administers the occupancy requirements as they relate to eligible income and rent requirements for units developed under these programs.

These programs establish provisions by which densities may exceed those set by the County General Plan if the developer reserves some or all of the proposed units for various periods of time for low income families, seniors, and households with disabled persons. It is anticipated that at least one application for a density bonus will be received and approved in FY 2005-2006.

1. Board Policy I-79: Housing Affordable to Elderly Households. In this program, density bonuses may be granted from 36 percent to 150 percent depending on the underlying zoning of the proposed site and the current conditions associated with the specific proposal. The levels of restriction vary depending on the type of proposed project.

Rental projects must reserve 35 percent of project units for low-income elderly households (incomes at or below 50 percent of the area median income). Mixed rental and for-sale properties must reserve 33 percent of all dwelling units as rentals for low-income elderly households. These units must be reserved for 30 years.

2. Section 4120 of the Zoning Ordinance: State Density Bonus. In this case, a range of density bonuses from 5 to 35 percent are available if: (a) a portion of the total units are reserved at affordable rents for households whose incomes are at or below 80 percent of the area median income or; (b) a portion of the total units are reserved for households whose incomes are at or below 50 percent of area median income; (c) 50 percent of the total units are reserved for elderly households (62 years of age or older) regardless of income; or, (d) a portion of the total units in a condominium or Planned Unit Development are reserved for moderate income households. Other than granting the density bonus, the County must provide an additional regulatory or financial concession or incentive.

3. Board Policy I-102 (Mobile Home Park Development Density Bonus and Land Use Element 3.8): Under this section of the Land Use Element, mobile home park residential developments may be approved by Major Use Permit at densities of up to eight (8) dwelling units per acre in rural areas. In return, the developer must reserve 25 percent of the bonus units for lower income households at or below 80 percent of the regional median income.

J. Community Development Block Grant (CDBG): The HCD Community Development Division administers the Community Development Block Grant (CDBG) Program for the unincorporated area and the Urban County cities noted on page 2.

The CDBG Program finances a wide variety of housing and community development projects. The 2005-2006 Urban County CDBG entitlement is \$5,408,793. Of this amount, it is anticipated that \$1,969,376 will be committed to affordable housing and homeless assistance activities, and \$2,838,670 for community development improvement projects that help to revitalize the areas targeted for use of CDBG funds. The remaining \$600,747 will be used for management and administration associated with the central operation of the Urban County CDBG Program.

K. Building Blocks for Better Neighborhoods Program: The Building Blocks for Better Neighborhoods Program is offered to eligible blocks in the County unincorporated area. It is designed to enhance neighborhoods by coordinating existing County programs and community efforts, “One Block at a Time.” The Program benefits San Diego County residents by encouraging dialog and partnerships with residents to: 1) identify public improvement deficiencies; 2) increase neighborhood pride by improving aesthetics and eliminating blight; 3) decrease crime in high-risk areas; and, 4) provide assistance to low income households for residential and rental property improvements.

The program provides a broad range of County resources to selected blocks in the unincorporated area of the County. HCD mobilizes an interdisciplinary team consisting of various County Departments, including: Environmental Health; Housing and Community Development; Health and Human Services; Parks and Recreation; Public Works; Planning and Land Use/Code Enforcement; and the Sheriff. County staff work together with residents, property owners and managers to identify issues of concern. They then design a plan and take the necessary actions to address the issues of concern. The combined effort results in improvements to the aesthetics, safety and livability of the neighborhood. To date, three blocks have been selected for participation in the program. These include segments of the following streets: Kenwood Drive in Spring Valley; North Bonita Street in Casa de Oro; and, Vine Street in Fallbrook. Funding is provided via each affected County department’s existing budgeted resources.

III. PRIORITY HOUSING NEEDS

Housing Priority Analysis and Funding Plan

The five-year Consolidated Plan identifies housing needs and the estimated number of housing units, and funds expected to be available, to address those needs. This Annual Funding Plan provides an estimate of how the County Consortium will address identified housing needs in the next fiscal year to reflect a reasonable level of activity by the Consortium to serve the needs of the low-income population. The estimated number of units to be served was calculated using a projection of funding and production levels. The estimated dollar amounts are project costs for housing development assisted with HCD-administered funds.

A. Renter-Low-Income Small Family, Large Family, and Elderly Households - Programs and Activities:

1. Low-Income Small Family Households:

a. Acquisition, Rehabilitation and New Construction (HOME and CDBG-Housing Development Fund): HOME and CDBG funds are available for development of affordable housing, and can be used to provide units to low-income small family households. Occasionally, HOPWA funds are also available for this purpose. Funds are disbursed throughout the year for specific projects.

b. Rental Assistance: Through the Section 8 rental assistance program, it is estimated that 6,092 small, related households will receive rental subsidies. Of these, it is anticipated that 117 new Section 8 Housing Choice Vouchers will be issued during FY 2005-2006. In addition, CDBG funds will be used by the non-profit South Bay Community Services to assist approximately 10 families with security deposits on rental accommodations in the South Bay area. Refer to Section II-B of this report for additional rental assistance opportunities.

c. Rental Rehabilitation: Rental rehabilitation funds are disbursed through the Housing NOFA that is open for receipt of applications throughout the year. Funds are utilized to rehabilitate rental units in exchange for affordability.

2. Low-Income Large Family Households:

a. Acquisition, Rehabilitation and New Construction (HOME and CDBG-Housing Development Fund): Notices of Funding Availability issued in FY 2005-2006 will result in development of additional affordable housing units, which will be identified during the year. Total cost of these projects include funding derived from HCD, nonprofits, other federal and State funds, and conventional lenders. The following affordable housing projects are expected to be implemented in FY 2005-2006.

- Roosevelt Street Apartments, an 11-unit new construction project for low-income households in the City of Carlsbad; \$985,249 in HOME funds are expected to be used for land acquisition and development costs.
- Copper Creek Apartments, a 48-unit new construction project for low income households expected to be 100% occupied in 2005-2006; total cost is \$8.3 million, and all units are assisted with \$920,000 in CDBG and HOME funds.
- Lakeshore Villas, a 34-unit rehabilitation project for low income households expected to be completed in 2005-2006; total cost for rehabilitation is \$356,000 in CDBG funds.
- Pineview Apartments, a 101-unit acquisition/rehabilitation project for low income households expected to be completed in 2005-2006; total project cost is \$13.1 million and all units are assisted with \$2,623,000 in CDBG and HOME funds.

b. Rental Assistance: Through the Section 8 rental assistance program, it is estimated that 1,681 large, related households will receive rental subsidies. Of these, it is estimated that 33 new large related households will receive rental subsidies. Refer to Section IIB of this report for additional rental assistance opportunities.

3. Low-Income Elderly Households:

a. Acquisition, Rehabilitation and New Construction (HOME and CDBG-Housing Development Fund): CDBG Housing Development funds may be used for senior housing that ensures restricted rents and reduces housing costs for low income elderly households. These funds are disbursed during the year through applications in the open Housing NOFA.

Notices of Funding Availability issued in FY 2005-2006 will result in development of additional affordable housing units which will be identified during the year. In addition to projected funding from HCD, total costs for these units may be derived from nonprofits, other federal and State funds, and conventional lenders. The following affordable housing project for seniors is expected to be implemented in FY 2005-2006.

- Lakeside Gardens, an 83-unit rehabilitation project for low income senior households in the community of Lakeside is expected to be completed in FY 2005-2006. Total project cost is \$532,000 funded through the CDBG program.

b. Rental Assistance: Through the Section 8 rental assistance program, it is estimated that 2,731 elderly households will receive rental subsidies. Approximately 11 percent of the rental assistance waiting list is composed of elderly persons and households. However, this percentage may be low because it does not include those applicants who

select the category “disabled” but who may also be elderly. Currently, the number of elderly households receiving rental assistance constitutes 26 percent of the assisted population. The Housing Authority of the County of San Diego applies for additional Housing Choice Vouchers when HUD announces the availability of such vouchers. Refer to Section IIB in this report for additional rental assistance opportunities.

c. Shared Housing: It is estimated that approximately 115 shared housing matches will be provided through three shared housing programs offered in North County, East County and South Bay. The programs provide inexpensive alternate living arrangements in which persons, most often senior citizens, are “matched” to share housing costs. Although the renter benefits from the low rent, and the opportunity in some cases to provide in-kind services for a portion of the rent, the program often allows elderly homeowners the ability to remain in their home. CDBG funds in an amount up to \$54,000 will be provided in FY 2005-2006 for the three shared housing programs.

d. Rental Rehabilitation: Rental rehabilitation funds are disbursed through the Housing NOFA that is open for receipt of applications throughout the year. Funds are utilized to rehabilitate rental units in exchange for affordability.

B. Owner-Existing Homeowner (Owner-Occupied Incomes up to 80 Percent of Median Income):

1. Owner-Occupied Home Repair Loan Program: Approximately 40 low-income owner households in the Urban County will receive CDBG-funded housing rehabilitation assistance next year, and approximately 14 homeowners in the cities of Vista and La Mesa will receive HOME Program funds for home rehabilitation. In addition, it is estimated that approximately 500 minor home rehabilitation repairs and security devices will be provided to low-income households through the Home Security/Minor Home Repair Program funded with \$100,000 in CDBG funds.

C. Owner-First Time Home Buyers :

1. Mortgage Credit Certificate Program: The Program is operated by the County Department of Housing and Community Development to assist homebuyers in the purchase of their first home. Homebuyers are issued mortgage credit certificates, which may be used to reduce their federal income tax liability by up to 20 percent of the annual interest paid on the mortgage loan. Approximately 76 households will receive these benefits in FY 2005-2006, with 42 households earning less than or equal to 80% of the area median income. Of the 76 households, it is estimated that 61 will be issued in the San Diego Urban County, with 30 households earning less than or equal to 80% of the area median income.

2. Down Payment and Closing Costs Assistance: This program was designed by County HCD to assist lower income homebuyers (households earning up to 80 percent of

the median income for the region) with the purchase of their first home, by lending up to \$80,000 to home buyers at a three percent simple interest rate, to be used toward their down payment and closing costs on the purchase of a home. Approximately 10 households will receive down payment assistance under the Urban County HOME Program in FY 2005-2006.

In addition, HCD administers the City of La Mesa HOME Down Payment and Closing Costs Assistance Program. The City of Santee HOME First-Time Homebuyer Program, the City of Vista HOME Homeownership Program, and the City of Encinitas HOME Down Payment and Counseling Program, are administered by the respective cities. Each program has different requirements and conditions. Approximately 18 low/moderate income households will receive assistance in FY 2005-2006 from these programs.

3. Homebuyer Education and Counseling Service: This program is operated by County HCD to assist homebuyers (households earning up to 80 percent of the median income for the region) with information they need for the purchase of a home. Approximately 24 sessions, servicing roughly 20 individuals per session, will be held in FY 2005-2006. The individuals receiving the services are predominantly those earning less than 80% of the area median income.

4. CalHOME Program: This State grant of \$1 million, issued to the County through a competitive application process, provides funds for mortgage assistance to low-income first-time homebuyers. It is anticipated that 10 households will receive mortgage assistance through the CalHome program in FY 2005-2006. These funds would supplement HOME funds and would be disbursed in conjunction with the County Downpayment and Closing Costs Assistance Program.

5. HOME American Dream Downpayment Initiative (ADDI): The ADDI is a recently established downpayment assistance component of the HOME Investment Partnerships Program. ADDI funds can be used for downpayment assistance toward purchase of single family housing by low-income, first-time homebuyers within the HOME Consortium.

The ADDI funds will be used to leverage funds in existing Consortium HOME first-time homebuyer programs. Preference is given to people living or working within the geographic area of the HOME Consortium. ADDI marketing and outreach will target low-income residents and tenants of mobilehomes and other manufactured housing, and families assisted by public housing agencies. ADDI assistance will be limited to no more than \$10,000 per household and may be used only for downpayment and closing costs assistance and will follow program design guidelines of existing homebuyer programs. Consortium ADDI funds will be allocated to the Urban County and Consortium cities based on the HOME entitlement program formula and fair share calculation for each jurisdiction.

D. Homeless Persons:

1. Subpopulations of Homeless Persons:

a. Rural Homeless Workers : There are thousands of documented agriculture and urban day labors in San Diego County, and some reside in the Urban County rural canyons. The Farmworker Housing Fee Waiver Program uses CDBG funds to pay County permit fees for the development of farmworker housing. To qualify for the fee waiver, owners enter into an agreement, which specifies rents and bi-annual inspections of the housing units. Approximately 5 units of farmworker housing are expected to be created through this program.

b. Urban Homeless: The Regional Task Force on the Homeless estimates that there are approximately 10,000 homeless persons in the region, about 75 percent urban homeless, and approximately 3,422 beds specifically reserved for urban homeless persons (Regional Homeless Profile, July 2004). These meet approximately half of the urban homeless need. Existing service agencies and advocates will continue to identify limited-term emergency shelters and transitional facilities as an immediate need to alleviate homelessness during FY 2005-2006.

Through the Emergency Shelter Grant Program and its five sponsors, HCD will support nearly 176 emergency shelter beds. In addition, HOPWA funds are expected to be used for emergency motel/hotel vouchers for persons living with HIV/AIDS. In 2004-2005, \$432,000 in HOPWA funds were allocated to provide emergency housing for 107 persons. The number of persons assisted in 2005-2006 will depend on responses to the current HOPWA Notice of Funding Availability.

c. At-Risk Population: The very low-income families that could become homeless through loss of employment are most at risk. Short of providing rental assistance which will be limited, existing agencies will be encouraged to coordinate public information on appropriate counseling and referral assistance to families who anticipate the possibility of losing a rental unit. The County provides funding to a local nonprofit agency to provide landlords with security deposit guarantees. It is expected that 10 families will benefit from this program in 2005-2006.

2. Forms of Assistance: Three primary forms of assistance will be provided to serve the needs of homeless through a variety of funding sources. HCD will also apply for competitive funding opportunities that are announced for serving homeless needs.

a. Assessment/Outreach: Emergency and transitional housing programs contain an assessment/outreach component as part of their continuum of services.

b. Emergency Shelter: All the ESG funds will be spent on emergency shelters (\$200,072), providing 176 shelter beds in 2005-2006. In addition, the County will spend

\$30,000 in CDBG funds to support the Regional Cold Weather Shelter Voucher Program that provides homeless families with vouchers for short term hotel/motel stays until other housing can be identified.

c. Transitional Housing: The Supportive Housing Program (SHP) is the primary program supporting transitional housing for the homeless. The County Consortium 2003 award was a total of \$4.0 million; the County directly administered approximately \$3.1 million of this award, and provided 303 shelter beds and 14 housing units. These funds became available in April 2004.

In May 2004, HUD issued a Supportive Housing Program Notice of Funding Availability. The County Consortium award, announced in February 2005, is a total of \$4.8 million; the County will directly administer approximately \$4.1 million, which will provide 227 shelter beds. These funds will be available in March 2005.

The following is a transitional housing project funded through the HOME Program and is expected to be completed and occupied in FY 2005-2006:

- Serenity Village, an 8-home (60-bed) “safe housing” new construction project for women (and women with children) who have completed substance abuse recovery programs. Total project cost is \$3.1 million, including \$525,000 Urban County HOME funds and \$300,000 in City of Escondido HOME funds.

d. Permanent Supportive Housing: This type of housing is supported with funding from the Supportive Housing Program and Shelter Plus Care Program. The 2003 SHP award funded ten apartment units for homeless senior veterans. Based on the recent HUD 2004 funding announcement, the County Consortium’s 2004 Supportive Housing Program includes a new Shelter Plus Care project that will provide 9 units of supportive housing. In addition, the award includes a renewal contract which will provide funding for renewal of 14 existing supportive housing units.

E. Non-Homeless Persons With Special Needs:

1. Persons with Physical Disabilities: Based on the 2000 Census, 448,580 persons in San Diego County have a range of disabilities, comprising 15.9 percent of the total population. Special housing needs for persons with disabilities fall into two general categories: physical design to address mobility impairment and social, educational, and medical support to address developmental and mental impairment. The following project will serve this population:

- Mainstream Opportunities for Persons with Disabilities, or Mainstream Program, provides vouchers under the Housing Choice Voucher Program to enable persons with disabilities (elderly and non-elderly) to access affordable private housing. In

December 2003, the County Housing Authority was awarded \$2.1 million for support of 50 Mainstream Program vouchers for a period of five years. In FY 2005-2006, these vouchers will be distributed by the Housing Authority, in addition to the regular voucher allocation.

2. Persons with Mental Illness: Based on the 2000 Census, 14 percent of the County disabled population suffers from serious and persistent mental illness. These people have a substantial need for stable, decent housing. The Mainstream Program, mentioned above, is also available to persons with mental illness.

3. Persons with the HIV Infection and with AIDS: An estimated 5,454² individuals are living with AIDS in San Diego County. Housing needs include emergency, transitional, independent and supportive housing. Housing assistance and supportive services are needed to best serve this population.

In FY 2004-2005, direct housing assistance activities funded by HOPWA included: four transitional group homes (53 beds); two residential care facilities for the chronically ill (20 beds); short-term rental assistance (approximately 107 individuals), and tenant-based rental assistance (80 households). Supportive services also funded with HOPWA funds include moving services (approximately 360 moves), housing information and referral (approximately 11,000 client contacts), residential service coordination (25 households), life skills training (up to 240 individuals), employment support – return to work program (about 740 individuals were expected to be counseled and 12 work orientation workshops conducted).

With respect to HOPWA activities that will be carried out in FY 2005-2006, a Notice of Funding Availability (NOFA) was released on January 22, 2005 to solicit proposals and disburse \$2.1 million in FY 2004-2005 funds for eligible HOPWA activities. It is projected that similar types of activities will be carried out in FY 2005-2006. However, the funding amount in each category is dependent on the results of the competitive NOFA process.

Since 1995, several permanent housing projects have been developed in part with HOPWA funds. The most recent project, Old Grove Apartments, opened in Fall 2003 bringing the total permanent housing units assisted with HOPWA funds to 84. While there are no current development projects being planned, it is anticipated that one or more proposals will be submitted during 2005-2006 for HOPWA funding.

In addition to HOPWA Program assistance, the Mainstream Program, as mentioned above, is also available to persons with HIV infection and with AIDS.

2 Source: County of San Diego Health and Human Services Agency HIV/AIDS Epidemiology Unit Report 2004

IV. ADDITIONAL RESOURCES AVAILABLE

A. Federal

1. Section 202 Elderly: Federal funding program for development of housing for the elderly. If organizations are identified and funding becomes available, the County would encourage organizations to apply and utilize funds consistent with this Consolidated Plan. Mercy Housing received funding under Section 202 for a 45-unit project in the City of Encinitas.

2. The Federal Housing Authority-FHA: FHA insures mortgages given through conventional lenders for first time homebuyers. These loans are good for new or resale homes. The debt to income ratios are more favorable than with (non-FHA) conventional lenders.

3. The Federal Veterans Administration: This program provides mortgage loan guarantees for veterans.

4. Section 811 Handicapped: Federal program that provides loans, grants and rental subsidies to support housing for persons with disabilities. Mercy Housing received funding under the Section 811 program for Mercy Gardens, including 21 permanent units for persons living with AIDS. HOPWA funds were also used for this project.

5. U.S.D.A. Rural Economic and Community Development Services: This U.S. Department of Agriculture program provides low interest loans to finance new construction of rental housing in rural areas for low income agricultural workers and their families.

6. Capital Fund (previously known as Comprehensive Improvement Assistance Program-CIAP): This is a grant program for Housing Authorities that own or operate less than 250 housing units. The grant is based on a physical needs assessment of the public housing and is available for use on needed repairs and replacements of physical systems, improvements to meet HUD modernization, for energy conservation or long term viability of the public housing units. HCD expects to receive approximately \$170,000 in CIAP funds in FY 2005-2006 for the modernization of four public housing developments (121 units) located in the City of Chula Vista.

B. State of California

1. California Department of Housing and Community Development (HCD): State HCD administers a number of programs that provide funds that can be combined with other funds.

- 2. Low Income Housing Tax Credits (LIHTC):** Federal and state tax credits are used by developers of multi-family housing in return for reserving a portion of the development for moderate, low and very low-income households at affordable rents. These federal and state tax credits are allocated by the State based on a priority scoring system. Over the years, several non-profit organizations, assisted with County HUD Program funds, have also received LIHTC funds. The County will continue to encourage organizations to apply and utilize these funds consistent with the 2005-2010 County Consortium Consolidated Plan.
- 3. Mobilehome Park Resident Ownership Program (MPROP):** Funding is available for financing the preservation of affordable mobilehome parks by conversion to ownership or control by resident organizations, nonprofit housing sponsors or local public agencies.
- 4. The California Housing Finance Agency (CalHFA):** Provides below-market interest-rate financing for the development of affordable, multi-family housing units. In addition, CalHFA makes loans to Californians who are first-time homebuyers. The down payment criteria is usually 5 percent.
- 5. Housing Enabled by Local Partnerships Program (HELP):** The HELP program offers a 3% interest rate loan to local government agencies for locally determined affordable housing activities and priorities. Program funds must be used to directly produce affordable housing units, however, there is virtually unlimited flexibility for the local agency to determine the specific housing activity and use of the funds for acquisition, development, rehabilitation, or preservation of affordable rental or ownership housing.
- 6. CalVet:** CalVet is a California program that lends money for home purchase under a conditional sales contract to veterans.
- 7. California Public Employees Retirement System (CALPERS):** CALPERS makes funds available for housing acquisition and development. Funds have also been made available for loan pools to invest in home mortgages.
- 8. State of California Multifamily Housing Program (MHP):** This program provides permanent financing for affordable multifamily housing development, in the form of low-interest loans to developers for new construction, rehabilitation, acquisition and rehabilitation, or conversion of nonresidential structures. The Program Notice of Funding Availability schedule and guidelines can be accessed through the State Department of Housing and Community Development website.
- 9. State of California Emergency Housing Assistance Program (EHAP):** This program funds emergency shelters, transitional housing, and services for homeless individuals and families. EHAP funds operating costs and support services through grants.

Capital development funding is structured as forgivable loans. Twenty percent of the total allocation is available to non-urban counties. Further information can be obtained from the State Department of Housing and Community Development website.

C. Local (Public)

1. Redevelopment Low Income Housing Set Aside Funds: The County Department of Housing and Community Development leverages available federal funds with County redevelopment low income housing set aside funds. The County Redevelopment Agency is providing funds for a County Housing Authority rent subsidy program and for loans to nonprofit developers of low-income housing projects. Frequently, a service support program or affordable housing development will be provided funds from the redevelopment agency of the city where the program or development is located.

D. Local & State (Private)

1. Conventional Lending Industry: Banks have participated in providing conventional loans to mobilehome owners in the conversion to resident ownership of mobilehome parks, as well as the development of affordable rental units. The banking industry is also active in providing first time homebuyer assistance in conjunction with State and Federal programs.

2. Community Foundation of San Diego: This local community development and philanthropic organization provides loans and grants in conjunction with federal, state and conventional lending bank and private funds in the development of affordable housing.

3. Local Initiatives Support Corporation (LISC): This nationally recognized nonprofit affordable housing development organization provides seed money for nonprofit organization capacity building and for predevelopment costs for acquisition and construction of affordable housing units.

4. Federal Home Loan Bank Community Investment Fund: Grants and loans are made through District II of the Federal Home Loan Bank System, with over 200 member savings and loan associations. Loans are made through member banks to sponsors of affordable housing and other community revitalization and development activities.

5. Savings Association Mortgage Corporation (SAMCO): This is a for-profit consortium of savings and loan banks, which only provides permanent financing for affordable housing development.

6. California Community Reinvestment Corporation (CCRC): This consortium of 46 banks provides long-term debt financing for affordable housing developments.

7. California Rural Home Mortgage Finance Authority: The County participates in this statewide joint powers authority to enable local homebuyers to receive an “Access” Program loan. The “Access” loan is a 20-year fixed rate second mortgage used by homebuyers to pay their down payment and closing costs.

8. Independent Cities Lease Finance Authority: The County participates in the Southern California joint powers authority to enable local homebuyers to receive a “Fresh Rate” Program loan. The “Fresh Rate” loan is a first mortgage of up to 101% of the appraised value and the homebuyer can use 4% of the loan for down payment and closing costs.

V. FAIR HOUSING

County Fair Housing Program

The County of San Diego, under direction of the U.S. Dept. of Housing and Urban Development (HUD), has the responsibility to affirmatively further fair housing within the San Diego Urban County, which consists of the unincorporated area of the County, as well as the cities of Coronado, Del Mar, Imperial Beach, Lemon Grove, Poway, and Solana Beach. The County of San Diego's Fair Housing Program strives to reduce housing discrimination in the housing rental, sales, lending, and insurance markets on the basis of race, sex, color, religion, national origin, familial status (presence of children), or handicap, in compliance with the Fair Housing Act.

In October 2004, as a result of an RFP process, a nine-month contract for \$50,000, renewable for an additional one-year period, was executed with North County Lifeline to serve as the Urban County Fair Housing Program Administrator. In response to the RFP, North County Lifeline created a collaborative, Lifeline's Fair Housing Collaborative, with Heartland Human Relations and Fair Housing Association and South Bay Community Services to provide fair housing services in the Urban County. Through their joint efforts, these organizations sponsor public fair housing educational activities, fair housing outreach activities, and fair housing referral activities. North County Lifeline's Fair Housing Collaborative also administers and monitors all County fair housing efforts, including the County's Affirmative Fair Housing Marketing Program. The program is operated as follows: 1) North County Lifeline is the lead agency providing coordination and serves the North County area; 2) Heartland Human Relations and Fair Housing Association serves the East County area; and, 3) South Bay Community Services serves the South County area.

In addition to Lifeline's Fair Housing Collaborative, HUD provides resources on fair housing. The HUD Fair Housing and Equal Opportunity website (<http://www.hud.gov/offices/fheo/index.cfm>) contains a wealth of relevant information regarding fair housing laws that prohibit discrimination in housing. Also, the Accessibility Notice for non-discrimination and accessibility in Federally funded housing and non-housing programs for persons with disabilities may be accessed at: <http://www.hud.gov/offices/pih/publications/notices/02/pih2002-1.pdf>.

Residents of the Urban County who need assistance with fair housing matters, or want to file a complaint, can contact Lifeline's Fair Housing Collaborative through the agencies listed below:

<p>North County Lifeline 200 Michigan Ave., Vista, CA 92084 (760) 726-4900 ext. 321 Email: kmatthews@nclifeline.org www.nclifeline.org Serving the San Diego Urban County west of I-15 from the Orange County/Riverside County border south to Solana Beach and Del Mar.</p>	
<p>Heartland Human Relations 1068 Broadway, Suite 221 El Cajon, CA 92021 (619) 444-5700 Email: Rita@hhrfha.org www.hhrfha.org Serving Poway and the San Diego Urban County East of I-15 from Riverside County south to 94, but including Lemon Grove.</p>	<p>South Bay Community Services 1124 Bay Blvd., Suite D Chula Vista, CA 91911 (619) 420-3620 ext. 140 Email: olacson@csbcs.org www.southbaycommunityservices.org Serving the San Diego Urban County Bay area including Coronado and Imperial Beach and areas south of the 94 freeway, but excluding Lemon Grove.</p>

Fair housing services administered by the Lifeline's Fair Housing Collaborative include the following: 1) Education - fair housing education through public seminars in the San Diego Urban County, setup and maintenance of a fair housing website, and dissemination of news articles/releases; 2) Outreach - outreach through development and distribution of fair housing brochures, and participation in regional fair housing activities; 3) Referrals - maintenance of a hotline for the receipt of fair housing complaints and fair housing referrals; and , 4) Fair Housing Marketing - review and approval of developer Fair Housing Marketing Plans for new sales, monitoring of compliance with approved plans, and discussions with developers and real estate sales staff on media and advertising. It is now recommended that North County Lifeline be offered a contract for FY 2005-2006 in the amount of \$66,667 to exercise the option year for continuation of the Urban County fair housing program. In addition to this contract, the City of Lemon Grove will allocate \$9,167 of the city's 2005-2006 CDBG funds to tenant/landlord dispute resolution services conducted by Heartland Human Relations specifically for city residents.

Analysis of Impediments to Fair Housing Choice

As a recipient of CDBG funds, San Diego County is required to prepare and adopt an Analysis of Impediments to Fair Housing Choice (AI). Consistent with the dates of adoption of its Consolidated Plan, jurisdictions must prepare and adopt an AI every five years. In March 2000, the County completed, and the Board of Supervisors adopted, the County's current AI, which met the HUD guidelines.

In anticipation of the need to update the AI to cover the next five years beginning in 2005, the County joined a regional effort to prepare an AI for the entire San Diego Region. That regional effort began in 2003 and is being administered by the Fair Housing Resource Board (FHRB) consisting of representatives from all local jurisdictions and organizations with an interest in fair housing issues. The FHRB issued an RFP and selected the consultant, Cotton Bridges Associates, to administer the Regional AI contract, with oversight by all board members. A first draft of the AI was distributed to the contributing jurisdictions in February 2004 for internal review and comment. Each jurisdiction is covering a share of the total cost (\$95,420), according to a formula based on its CDBG entitlement. The County share of the AI is 20.77% of the consultant's contract (\$19,819), plus \$5,000 for staff costs associated with development of the AI, for a total cost of \$24,819. The final AI will be submitted to HUD along with the Consolidated Plan in May 2005.

In June 2004, Cotton Bridges Associates submitted the Draft AI to FHRB members for public review and acceptance of the report in each jurisdiction. A notice of availability of the Draft AI was published by the County and placed on the County website for public review during a 30-day comment period that ended on October 4, 2004. The County received no comments from the public during the comment period. However, the City of San Diego received comments that are included, along with responses to comments, in the final chapter of the Final AI. Also, the Draft AI was revised in response to the comments, where required. Acceptance of the AI by the Board of Supervisors will meet the HUD requirement that the County engage in fair housing planning and affirmatively further fair housing.

The Regional AI includes a summary of demographic data for the San Diego Urban County. The analysis also includes discussions of pertinent federal and state legislation, the San Diego housing market, lending practices, fair housing issues and statistics, results of a fair housing audit, identified impediments to fair housing choice, and strategies for affirmatively furthering fair housing.

Fair housing testing was conducted as part of the AI to determine the extent of discrimination in the San Diego Region, specifically in the area of familial status (families with children). Matched pairs of testers attempted to rent apartments in various locations throughout the County. Analysis of site visits showed that there were questionable practices that could indicate discriminatory practices with respect to familial status at eight of the 40 test sites.

The AI identifies seven region-wide impediments to fair housing choice and specific public policy impediments within each jurisdiction. The region-wide impediments relate to the following: 1) insufficient fair housing education and outreach; 2) personal credit history and financial management factors; 3) lack of housing choice and discrimination toward persons with disabilities; 4) lack of widespread testing for lead-based paint hazards; 5) lack of collaboration by local fair housing agencies; 6) differences in fair housing reporting formats among jurisdictions and lack of quantifiable goals and accomplishments; and, 7) variable fair housing services within the County, including regular audits and tenant/landlord dispute resolution services.

The following are some of the strategies recommended in the report to address these potential impediments over the next five years: 1) improved and targeted fair housing education and outreach; 2) counseling on

maintaining good credit and financial management; 3) expansion of a variety of housing sizes and types to accommodate persons with disabilities and seniors; 4) regional pooling of funds for development of lists of Americans with Disabilities Act compliant apartments; 5) required lead-based paint testing for homebuyer and residential rehabilitation programs; 6) increased collaboration among fair housing providers; 7) uniformity of fair housing reporting; 8) regionally consistent fair housing services, including tenant/landlord dispute resolution; and, 9) regional fair housing audits.

The AI also lists various public policies, zoning provisions and development regulations in each jurisdiction that may affect the range of housing choices. County of San Diego public policies viewed as potential impediments to fair housing choice include: 1) land use designations with either very low or no minimum density requirements; 2) zoning that does not expressly permit transitional housing or emergency shelters; and, 3) lack of established zoning or planning procedures to accommodate housing for persons with disabilities. The report recommends that all County jurisdictions consider amending their policies and regulations to address the various potential impediments identified in the report. It is suggested that this could be done as part of each jurisdiction's upcoming General Plan Housing Element update. The report will be forwarded to the County Department of Planning and Land Use for review and consideration.

Many of the region-wide strategies will be addressed during the next five years. Some will be addressed as part of the CDBG Fair Housing Administrator contract for affirmative fair housing services. In FY 2005-2006, these services will be provided through a contract with North County Lifeline for fair housing services provided by Lifeline's Fair Housing Collaborative. Recommendations for collaboration among County entitlement jurisdictions and expanded regional fair housing activities are expected to be implemented by actions of the FHRB.

VI. PRIORITY COMMUNITY DEVELOPMENT NEEDS (URBAN COUNTY)

The following provides a summary of types of activities recommended for funding in the Urban County 2005-2006 CDBG Annual Funding Plan in order to address priority community development needs described in the 2005-2010 Consolidated Plan.

A. Target Areas for Assistance

Selected communities within the unincorporated area of San Diego County have been designated as "Neighborhood Revitalization Areas" (NRA's) in order to channel CDBG funds where they are most needed. NRA's have also been designated in the six participating cities for the same purpose.

The criteria for selection of the NRA's include the following: primary benefit to lower income households, occurrence of blighted neighborhoods, adequacy of public facilities and services, lower income employment opportunities, health, welfare and safety needs, compatibility with the County General Plan and community interest.

The San Diego Urban County 2005-2006 CDBG Strategy for the use of funds includes delineation of six NRA's located in the following County unincorporated area communities: Casa de Oro,

Fallbrook, Lakeside, Lincoln Acres, Ramona, Spring Valley. The seventh NRA includes the large and sparsely populated rural portion of the unincorporated area (delineated by the County Water Authority boundary), which is known as the Rural Revitalization Area. Projects funded in the Rural Revitalization Area have been primarily those that address public health and safety concerns. The 2005-2006 CDBG Strategy also identified NRA's in the six participating cities: Coronado, Del Mar, Imperial Beach, Lemon Grove, Poway and Solana Beach. The NRA maps can be found on pages 5-18.

B. Public Facility Needs:

- 1. Senior Centers:** Two senior center projects are funded for a total of \$14,476. One project involves funding for interior improvements, including installation of a new air conditioning/heating system and electrical system upgrades at the Campo Senior Center (\$10,476), and the other is for installation of an automated door opener for the multipurpose room at the city-owned Lemon Grove Senior Center (\$4,000).
- 2. Youth Centers:** One project funded for \$150,000 is for the reconstruction of an interior road at the San Pasqual Academy, located in the San Pasqual Valley. The San Pascual Academy is an educational and 24-7 residential facility serving foster care adolescents, ages 14 through 18, who are dependents of the Juvenile Court and under the care of the County of San Diego HHSA. These youth come from all parts of San Diego County. In addition, youth directly benefit from the many recommended community center and park improvement projects.
- 3. Neighborhood Facilities:** Seven projects are funded for a total of \$360,000. These projects include: parking lot improvements and related drainage/erosion control improvements at the Campo Community Center (\$160,000); purchase and installation of generators at the Bostonia fire station (\$24,400), Dulzura community center and fire station (\$46,000), and Ocotillo Wells Voluntary Fire Department (\$12,000); and, purchase of fire fighting equipment for the Campo Volunteer Fire Department (\$34,561), Mount Laguna Fire Department (\$28,724), and Rainbow Volunteer Fire Department (\$54,315).
- 4. Parks and/or Recreational Facilities:** Six projects are funded for a total of \$772,000. These projects include: a tot-lot playground structure and swings at Lincoln Acres Park (\$68,000); a new restroom at Lakeside Lindo Lake Park (\$235,000); fencing at Lindo Lake Park playground (\$16,000); outdoor facilities improvements at Spring Valley Park (\$153,000); parking and access improvements at the Julian Jess Martin Park (\$190,000); and, a new pavilion at Fallbrook Live Oak Park (\$110,000).
- 5. Health Facilities:** Improvements to one health facility is recommended for funding for a total of \$52,000. The project will fund exterior improvements to the clinic children's play area to meet current safety standards and to a parking facility at the Grossmont Spring Valley Health Center.

C. Infrastructure Improvement

1. Drainage Improvements: One drainage improvement project is funded for a total of \$133,000. The project consists of a comprehensive drainage study to correct drainage that currently diverts water to Estrella Park, Sierra Madre Rd., and surrounding residences in Casa de Oro. This will lay the groundwork for future development of Estrella Park and any necessary drainage improvements in this neighborhood.

2. Water Improvements: No water system improvement projects are funded in FY 2005-2006.

3. Street Improvements: One project, the City of Lemon Grove street rehabilitation and improvements for various streets within the city, is funded for \$119,884. In addition, the City has requested an advance of the city's CDBG allocations for the next two years to supplement these 2005-2006 funds. The advance of \$123,609 in FY 2006-2007 CDBG funds and \$123,326 in FY 2007-2008 CDBG funds would later be reimbursed to the program upon receipt of the 2006-2007 and 2007-2008 CDBG entitlements from HUD. If approved, a large part of the city's CDBG funds for the next two years will be pre-committed (\$246,935) to the proposed Lemon Grove street rehabilitation project.

4. Sidewalk Improvements: Four sidewalk projects are funded for a total of \$380,768. Funds were allocated for sidewalk improvements on the following streets: sidewalk design on Jamacha Boulevard in Spring Valley (\$70,000); sidewalk construction on Brandon Road (\$200,000); sidewalk design on Old Stage Road (\$50,000) in Fallbrook; and, design/construction documents for sidewalk and related drainage improvements on Castro and Gonzales Streets in the City of Solana Beach (\$60,768).

D. Public Service Needs:

Four projects are funded to improve the quality of housing for low-income families for a total of \$279,566. A rental subsidy program for low-income residents of the City of Del Mar is funded in the amount of \$21,119. A housing services program in the City of Poway is funded for \$40,000 and will provide housing assistance and referrals to low-income families. In order to address the problem of substandard housing, residential rehabilitation projects are funded in the City of Poway for \$85,266 and in the City of Imperial Beach for \$133,181. These rehabilitation projects supplement the Urban County residential rehabilitation program, and will be used to rehabilitate owner-occupied single-family residences within these two cities.

One project, the Urban County Affordable Housing Services project (\$275,000), will provide staff costs for program delivery of a range of services, funded through the HOME Program, that promote affordable housing opportunities for renters and homebuyers. These services include: HOME Tenant- Based Rental Assistance Program, including program management, eligibility determination, tenant selection, and inspections; b) HOME Homebuyer Downpayment and Closing

Costs Program including housing counseling and loan processing; and c) HOME Housing Development Program including loan processing, preparation of work specifications and energy auditing. The recommended funds would assist the County in the delivery of HOME-funded housing programs in FY 2005-2006.

Two projects that are funded for services that enhance physical community revitalization efforts include a graffiti abatement program in the Spring Valley, Lakeside and Lincoln Acres communities (\$26,000) and a trash cleanup event in Spring Valley (\$7,000).

With regard to specific community revitalization efforts, \$40,000 is recommended for staff costs associated with administration of five Community Revitalization Committees that meet regularly in Lakeside, Ramona, Spring Valley, Alpine and Backcountry areas, to identify and address issues related to community enhancement. In addition, \$5,000 is recommended for County HCD staff coordination and administration of the Building Blocks for Better Neighborhoods program, a program designed to upgrade and improve deteriorating neighborhoods in the County unincorporated area by targeting improvements on selected blocks.

E. Accessibility Needs:

Six projects are funded for a total amount of \$315,500 to address the accessibility needs of persons with disabilities and to bring public facilities into compliance with accessibility standards of the Americans with Disabilities Act (ADA). These include the following ADA construction projects: accessible sidewalk at the Olive Street and Sweetwater Road intersection in Lincoln Acres (\$15,500); pedestrian walkways and parking lot at Ramona Collier Park (\$85,000); bandstand ramp at Felicita County Park near the City of Escondido (\$50,000); reconstruction of an existing pool restroom to allow access to persons with disabilities at the Adams Park in Valley Center (\$43,000); upgrade of ADA ramps in the city of Coronado to current standards (\$9,000); ADA modifications to a municipal boat dock in the City of Coronado (\$23,000); and, park and library facility ADA improvements in the City of Poway (\$90,000).

F. Economic Development Needs:

1. Commercial-Industrial Rehabilitation: No projects in this category are funded in 2005-2006.

2. Other Economic Development Needs: Two economic development activities are funded for a total of \$100,000. One is a loan program for small businesses in the City of Imperial Beach (\$25,000). The other project is the continued funding of the activities of the San Diego City/County Reinvestment Task Force that works to increase lending opportunities in low-income neighborhoods (\$75,000).

3. Other County Economic Development Activities/Programs: The following are some of the economic development programs administered by the County and community development organizations, in conjunction with State and federal agencies:

County of San Diego Redevelopment Agency – This agency has two project areas, the Upper San Diego River Improvement Area and Gillespie Field Project Area, where it encourages economic development and facilitates private sector involvement in the East County.

San Diego Regional Economic Development Corporation (EDC) – the EDC is a private non-profit corporation funded by TEAM SAN DIEGO, a coalition of private investors, City and County of San Diego, San Diego Unified Port District and several cities in the region. The EDC provides targeted resource information about the region's technology industry and international investment opportunities.

Small Business Development and International Trade Center (SBDITC) – The SBDITC is one of 50 Small Business Development Centers in California funded by the State of California Trade & Commerce Agency, U.S. Small Business Administration and Chancellor's Office, California Community Colleges. It provides the following services: one-on-one counseling; training programs; procurement assistance; research, information and referral services; and internet and web business strategies.

Greater San Diego Chamber of Commerce (SDCOC) – The SDCOC offers a variety of business assistance programs designed to help local businesses. In addition, the SDCOC houses the Emerging Business Center which offers services and resources, including publications, directories, planning manuals, seminars, tapes, workbooks, and monthly roundtable meetings. Many communities in the San Diego Urban County have local chambers of commerce that are involved with an assortment of community revitalization activities. The recommended FY 2005-2006 Annual Plan includes an award of \$7,000 in CDBG funds for a Spring Valley Chamber of Commerce a trash cleanup project that will assist in revitalization efforts in Spring Valley.

Center for Applied Competitive Technologies (CACT) – The CACT at San Diego City College is part of the Advanced Technology Center that assists manufacturing and technology companies in enhancing their competitiveness. It provides consultation, education, training and technology transfer and commercialization services to firms in the San Diego region.

North County Recycling Market Development Zone (RMDZ) – California RMDZs are designated by the Integrated Waste Management Board. In this zone, the Board offers low interest loans, technical assistance on financing strategies and assistance in marketing.

East County Economic Development Council (ECDC) – The ECDC is an alliance of key representatives from business, government and education working to promote successful business activity in the East County area. With past assistance from the CDBG Program, the ECDC developed the San Diego Primary Industry Connector, an in-depth on-line database of primary industry and manufacturing companies throughout the San Diego region. This marketing tool serves a client base composed of approximately 6,000 industries.

South County Economic Development Council (SCEDC) – The SCEDC is a non-profit organization that was formed in 1989 by a group of South San Diego County business and community leaders to advance economic development in the South County region. It conducts a variety of activities to encourage private investment, promote residential and business development, and publicize cultural, educational, social and geographical opportunities in the area. The recommended FY 2005-2006 Annual Plan contains a CDBG award of \$25,000 in City of Imperial Beach CDBG funds for the Imperial Beach small business loan program that will be administered by the SCEDC.

VII. PRIORITY HOUSING NEEDS

- A. FY 2005-2006 Goals:** The goals identified in Table 2 are expectations for all the programs administered by HCD during FY 2005-2006, including CDBG, HOME, ESG and HOPWA activities, Section 8 Rental Assistance, Shelter Plus Care, Supportive Housing Program (SHP), Lead-Based Paint Program, and Mortgage Credit Certificate Program. These goals are based in part upon past experience and in part on the current understanding of probable funding from Federal, State and local sources.

The goals prepared for Table 2, on the next page, are based upon needs identified in Chapter 3 of the Consolidated Plan. This Table includes individuals and families that will receive assistance as a result of projects or activities for which commitments or expenditures are expected to be made during FY 2005-2006, even though the project/activity may not be completed (and actual assistance provided to the family) until after the end of the fiscal year. Table 1 also includes families to be assisted by activities for which funding was committed in the previous year, but project completion and occupancy is expected in FY 2005-2006.

Goals for Households to be Assisted with Housing	TABLE 2										
Name of Jurisdiction: San Diego Consortium											
Assistance Provided By Income Group	Renters					Owners		Homeless			
	Elderly 1 & 2 Member Households (A)	Small Related (2 to 4) (B)	Large Related (5 or more) (C)	Non- Homeless Special Needs (D)	Total Renters (E)	Existing Homeowners (F)	1 st -Time Homebuyers (G)	Individuals (beds) (H)	Families (beds) (I)	Total Goals (J)	Total Section 215 Goals (K)
1. Extremely Low-Income (0 to 30% of MFI)	2,085	4,568	1,282	359	8,294	5	0	242	369	8,910	812
2. Very Low-Income (31 to 50% of MFI)	676	1,292	510	112	2,590	20	0	0	0	2,610	283
3. Moderate-Income (51 to 80% of MFI)	168	221	152	0	541	609	58	0	0	1,208	196
4. Total Low-Income (0 to 80% of MFI)	2,929	6,081	1,944	471	11,425	634	58	242	369	12,728	1,291

B. Other Actions

Public Policies: The County will consider policy changes or policy reform steps in FY 2005-2006.

Housing Elements: As required by State law, each of the participating cities and the County (for the unincorporated area) prepare a Housing Element as a component of their General Plan. Each Housing Element contains a five-year housing development strategy with proposed annual programs to address identified housing needs. The Housing Element of each Consortium and participating city and that of the County have been adopted. They are incorporated into the Consolidated Plan by reference.

Thus, the Urban County Annual Funding Plan includes implementation of the programs proposed for the coming year by the participating cities and the County in their respective Housing Elements, included by reference where available either as proposed or approved.

The County will collaborate with nonprofit organizations in the development of affordable housing. In order to achieve this objective, County Housing Element policies have been recommended to make financial resources available to nonprofit entities. The recently adopted revised County Housing Element contains 23 policies to guide the development of affordable housing and housing for all segments of the population.

The Housing Element of each participating or Consortium city guides the development of housing for the respective cities of Coronado, Del Mar, Imperial Beach, Lemon Grove, Poway, San Marcos, Solana Beach, Carlsbad, Encinitas, La Mesa, Santee and Vista.

The Housing Elements describe programs to implement their policies. The County's current Housing Element contains a number of policies that assist nonprofit organizations in the development of affordable housing. The "County of San Diego Housing Element 1999-2004" can be obtained from the County Department of Planning and Land Use, 5201 Ruffin Road, San Diego, CA 92123.

VIII. COORDINATION EFFORTS

HCD participates in a variety of coalitions made up of affordable housing and community development coordinators from jurisdictions in the San Diego region. These result in coordination of activities, sharing of information, and joint operation of certain HUD programs. The coalitions include: Community Development Block Grant (CDBG) Coordinators Group; HOME Consortium; Regional Continuum of Care Council; Mortgage Credit Counselors; Participating Cities in the First-Time Homebuyer Program; Housing Authorities within San Diego County; County Redevelopment Agencies Group; and, Participating Cities in the County Rehabilitation Program. Also included is the San Diego Housing Federation, made up of affordable housing organizations, lenders, and CDC's sponsor programs and activities that include participation by the County and cities in the region.

The following HCD staff have been assigned the coordinating responsibilities for the following community development and housing development programs, listed by HCD Division:

Community Development Division

- Consolidated Plan and Annual Funding Plan.... Joan Herskowitz, (858) 694-4807; David Estrella, (858) 694-4802.
- Community Development Block Grant Program.... David Estrella, (858) 694-4802; Joan Herskowitz, (858) 694-4807 (program development, project eligibility); Todd Henderson (858) 694-8790; Maria Cavarlez (858) 694-4806; and Jose Dorado (858) 694-8740 (project management).
- HOME Investment Partnerships and HOME American Dream Downpayment Initiative Program.... April Torbett, (858) 694-8724; Todd Henderson, (858) 694-8790.
- HOME American Dream Downpayment Initiative... April Torbett, (858) 694-8724.
- Housing Notice of Funding Availability (NOFA).... Todd Henderson, (858) 694-8790.
- Emergency Shelter Grant Program.... April Torbett, (858) 694-8724.
- Surplus Property for Affordable Housing Development.... Todd Henderson, (858) 694-8790.
- Community Revitalization Committees.... Sharon Ford, (858) 694-4825.
- Supportive Housing Program.... Dolores Diaz, (858) 694-4804.
- Farmworker Housing Development Fee Waiver Program.... Sharon Ford, (858) 694-4825.
- County Housing Element (Affordable Housing Policies) Tom D'Lugo, (858) 694-8741.

- Density Bonus Programs (unincorporated area).... Hugo Mora, (858) 694-4877.
- Tax Exempt Mortgage Revenue and Industrial Development Bond Program.... Hugo Mora, (858) 694-4877.
- Housing Opportunities for Persons with AIDS (HOPWA).... Lisa Contreras, (858) 694-8712.
- Residential Rehabilitation Programs Sharon Ford, (858) 694-4825.
- First-Time Homebuyer Programs Tom D'Lugo, (858) 694-8741.
- Building Blocks for Better Neighborhoods Program.... Sharon Ford, (858) 694-4825.
- Lead-Based Paint Hazard Abatement Program.... Sharon Ford, (858) 694-4825.
- Special Programs- Foster Youth, Shelter + Care, HOPWA, HOME TB.... Kelly Salmons, (858) 694-8796.
- San Diego County Redevelopment Agency.... Hugo Mora, (858) 694-4877.

Rental Assistance Division

- Rental Assistance Program (Section 8 Certificates and Vouchers) Mike Dececchi, (858) 694-4852.

IX. REASONS FOR DENYING CONSOLIDATED PLAN CERTIFICATION

The Urban County would deny a request for Consolidated Plan certification for the following reasons: (1) Failure to indicate which Priority for Assistance, income groups and program activities are to be utilized in the proposed program; (2) failure to identify which goals are being achieved (3) failure to clearly describe how the proposed program is consistent with the Consolidated Plan.

**APPLICATION FOR
FEDERAL ASSISTANCE**

1. Type of Submission <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> Application <input checked="" type="checkbox"/> Construction <input type="checkbox"/> Non-Construction </div> <div style="width: 45%;"> Preapplication <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction </div> </div>		2. Date Submitted (mm/dd/yyyy) 5/15/05		Applicant Identifier B-05-UC-060501									
5. APPLICANT INFORMATION Legal Name: San Diego Urban County Address (give city, county, state, and zip code): 3989 Ruffin Road San Diego, CA 92123, USA		3. Date Received by State (mm/dd/yyyy)		State Applicant Identifier									
		4. Date Received by Federal Agency (mm/dd/yyyy)		Federal Identifier									
6. EMPLOYER IDENTIFICATION NUMBER (EIN): <div style="display: flex; align-items: center; gap: 10px;"> <div style="border: 1px solid black; width: 20px; height: 20px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px;"></div> — <div style="border: 1px solid black; width: 20px; height: 20px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px;"></div> </div>													
7. TYPE OF APPLICANT: <i>(enter appropriate letter in box)</i> <div style="float: right; border: 1px solid black; padding: 2px 5px; margin-top: -20px;">B</div> <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"> A. State B. County C. Municipal D. Township E. Interstate F. Intermunicipal G. Special District </div> <div style="width: 50%;"> I. State Controlled Institution of Higher Learning J. Private University K. Indian Tribe L. Individual M. Profit Organization N. Nonprofit O. Public Housing Agency P. Other (Specify) </div> </div>													
8. TYPE OF APPLICATION: <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision </div> <p>If Revision, enter appropriate letter(s) in box(es):</p> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="border: 1px solid black; width: 30px; height: 30px;"></div> <div style="border: 1px solid black; width: 30px; height: 30px;"></div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div>A. Increase Award</div> <div>B. Decrease Award</div> <div>C. Increase Duration</div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div>D. Decrease Duration</div> <div>Other (specify):</div> </div>													
9. NAME OF FEDERAL AGENCY U.S. Dept. of Housing and Urban Development													
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: (xx-yyy) <div style="display: flex; align-items: center; justify-content: center; margin-top: 10px;"> <div style="border: 1px solid black; width: 20px; height: 20px; text-align: center; line-height: 20px;">1</div> <div style="border: 1px solid black; width: 20px; height: 20px; text-align: center; line-height: 20px;">4</div> • <div style="border: 1px solid black; width: 20px; height: 20px; text-align: center; line-height: 20px;">2</div> <div style="border: 1px solid black; width: 20px; height: 20px; text-align: center; line-height: 20px;">1</div> <div style="border: 1px solid black; width: 20px; height: 20px; text-align: center; line-height: 20px;">8</div> </div> <p style="margin-top: 10px;">TITLE: Community Development Block Grant</p>													
11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: CDBG entitlement to be used for housing acquisition, development and rehabilitation, public improvements, economic development, and planning, to improve the living environment of lower income families.													
12. AREAS AFFECTED BY PROJECT (cities, counties, states, etc.): Unincorporated Areas and Coronado, Del Mar, Imperial Beach, Lemon Grove, Poway and Solana Beach													
13. PROPOSED PROJECT: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Start Date (mm/dd/yyyy)</td> <td style="width: 50%;">Ending Date (mm/dd/yyyy)</td> </tr> <tr> <td style="text-align: center;">7/1/05</td> <td style="text-align: center;">6/30/06</td> </tr> </table>		Start Date (mm/dd/yyyy)	Ending Date (mm/dd/yyyy)	7/1/05	6/30/06	14. CONGRESSIONAL DISTRICTS OF: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">a. Applicant</td> <td style="width: 50%;">b. Project</td> </tr> <tr> <td style="text-align: center;">49, 50, 51, 52 and 53</td> <td style="text-align: center;">49, 50, 51, 52 and 53</td> </tr> </table>				a. Applicant	b. Project	49, 50, 51, 52 and 53	49, 50, 51, 52 and 53
Start Date (mm/dd/yyyy)	Ending Date (mm/dd/yyyy)												
7/1/05	6/30/06												
a. Applicant	b. Project												
49, 50, 51, 52 and 53	49, 50, 51, 52 and 53												
15. ESTIMATED FUNDING: <table style="width: 100%; margin-top: 10px;"> <tr> <td style="width: 40%;">Federal</td> <td style="text-align: right;">\$5,408,793</td> </tr> <tr> <td>Program Income</td> <td style="text-align: right;">\$1,200,000</td> </tr> <tr> <td>TOTAL</td> <td style="text-align: right;">\$6,608,793</td> </tr> </table> <p style="margin-top: 10px;">Complete form HUD-424-M, Funding Matrix</p>		Federal	\$5,408,793	Program Income	\$1,200,000	TOTAL	\$6,608,793	16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS? a. YES. THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON: <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div>DATE (mm/dd/yyyy)</div> <div>5/15/05</div> </div> b. NO. <input type="checkbox"/> PROGRAM IS NOT COVERED BY E.O. 12372 OR <input type="checkbox"/> PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW					
Federal	\$5,408,793												
Program Income	\$1,200,000												
TOTAL	\$6,608,793												
18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.		17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT? <input type="checkbox"/> Yes If "Yes," attach an explanation. <input checked="" type="checkbox"/> No											
		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 45%;">a. Typed Name of Authorized Representative MS. CATHERINE J. TROUT</td> <td style="width: 30%;">b. Title Director, County of San Diego Dept. of Housing and Community Development</td> <td style="width: 25%;">c. Telephone number (Include Area Code) 858-694-4885</td> </tr> <tr> <td colspan="2">d. Signature of Authorized Representative</td> <td>e. Date Signed (mm/dd/yyyy)</td> </tr> </table>				a. Typed Name of Authorized Representative MS. CATHERINE J. TROUT	b. Title Director, County of San Diego Dept. of Housing and Community Development	c. Telephone number (Include Area Code) 858-694-4885	d. Signature of Authorized Representative		e. Date Signed (mm/dd/yyyy)		
a. Typed Name of Authorized Representative MS. CATHERINE J. TROUT	b. Title Director, County of San Diego Dept. of Housing and Community Development	c. Telephone number (Include Area Code) 858-694-4885											
d. Signature of Authorized Representative		e. Date Signed (mm/dd/yyyy)											

APPLICATION FOR FEDERAL ASSISTANCE

1. Type of Submission <div style="display: flex; justify-content: space-between;"> <div> Application <input checked="" type="checkbox"/> Construction <input type="checkbox"/> Non-Construction </div> <div> Preapplication <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction </div> </div>		e. Date Submitted (mm/dd/yyyy) 5/15/05	Applicant Identifier M-05-DC-060534
		3. Date Received by State (mm/dd/yyyy)	State Applicant Identifier
		4. Date Received by Federal Agency (mm/dd/yyyy)	Federal Identifier

5. APPLICANT INFORMATION

Legal Name: San Diego Urban County	Organizational DUNS: 00-9581646	Organizational Unit: County of San Diego – Dept. of Housing and Community Development
Address (give city, county, state, and zip code): 3989 Ruffin Road San Diego, CA 92123, USA		Name and telephone number of the person to be contacted on matters involving this application (give area code) Mr. David Estrella, Community Development Manager Email: David.Estrella@sdcounty.ca.gov Phone: 858-694-4802; Fax: 858-514-6509

6. EMPLOYER IDENTIFICATION NUMBER (EIN):

		-							
--	--	---	--	--	--	--	--	--	--

8. TYPE OF APPLICATION:

☐ New
 ☒ Continuation
 ☐ Revision

If Revision, enter appropriate letter(s) in box(es):

--	--

A. Increase Award
 D. Decrease Duration

B. Decrease Award
 Other (specify):

C. Increase Duration

7. TYPE OF APPLICANT:

B

A. State	I. State Controlled Institution of Higher Learning
B. County	J. Private University
C. Municipal	K. Indian Tribe
D. Township	L. Individual
E. Interstate	M. Profit Organization
F. Intermunicipal	N. Nonprofit
G. Special District	O. Public Housing Agency
H. Independent School Dist.	P. Other (Specify)

9. NAME OF FEDERAL AGENCY:
 U.S. Dept. of Housing and Urban Development

10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: (xx-yyy)	<table style="margin: auto;"> <tr> <td style="border: 1px solid black; width: 20px; height: 20px; text-align: center;">1</td> <td style="border: 1px solid black; width: 20px; height: 20px; text-align: center;">4</td> <td style="width: 10px; text-align: center;">•</td> <td style="border: 1px solid black; width: 20px; height: 20px; text-align: center;">2</td> <td style="border: 1px solid black; width: 20px; height: 20px; text-align: center;">3</td> <td style="border: 1px solid black; width: 20px; height: 20px; text-align: center;">9</td> </tr> </table>	1	4	•	2	3	9
1	4	•	2	3	9		

TITLE: HOME Investment Partnerships Program and American Dream Downpayment Initiative

11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:
 HOME Investment Partnerships and American Dream Downpayment Initiative funding will be used to finance a variety of housing development programs, including, but not limited to acquisition, rehabilitation, new construction, rental assistance and first-time homebuyer assistance.

12. AREAS AFFECTED BY PROJECT (cities, counties, states, etc.):
 Urban County and Cities: Carlsbad, Encinitas, La Mesa, San Marcos, Santee and Vista

13. PROPOSED PROJECT:	14. CONGRESSIONAL DISTRICTS OF:				
<table style="width: 100%;"> <tr> <td style="width: 50%;"> Start Date (mm/dd/yyyy) 7/1/05 </td> <td style="width: 50%;"> Ending Date (mm/dd/yyyy) 6/30/06 </td> </tr> </table>	Start Date (mm/dd/yyyy) 7/1/05	Ending Date (mm/dd/yyyy) 6/30/06	<table style="width: 100%;"> <tr> <td style="width: 50%;"> a. Applicant 49, 50, 51, 52 and 53 </td> <td style="width: 50%;"> b. Project 49, 50, 51, 52 and 53 </td> </tr> </table>	a. Applicant 49, 50, 51, 52 and 53	b. Project 49, 50, 51, 52 and 53
Start Date (mm/dd/yyyy) 7/1/05	Ending Date (mm/dd/yyyy) 6/30/06				
a. Applicant 49, 50, 51, 52 and 53	b. Project 49, 50, 51, 52 and 53				

15. ESTIMATED FUNDING:	16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?								
<table style="width: 100%;"> <tr> <td style="width: 30%;">Federal</td> <td style="text-align: right;">\$4,376,541</td> </tr> <tr> <td>Applicant</td> <td style="text-align: right;">\$1,057,623</td> </tr> <tr> <td>Program Income</td> <td style="text-align: right;">\$ 740,000</td> </tr> <tr> <td>TOTAL</td> <td style="text-align: right;">\$6,174,164</td> </tr> </table> <p style="text-align: center; margin-top: 10px;">Complete form HUD-424-M, Funding Matrix</p>	Federal	\$4,376,541	Applicant	\$1,057,623	Program Income	\$ 740,000	TOTAL	\$6,174,164	<p>a. YES. THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON:</p> <p style="text-align: center;">DATE (mm/dd/yyyy) 5/15/05</p> <hr style="width: 20%; margin: 10px auto;"/> <p>b. NO. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E.O. 12372 OR <input type="checkbox"/> PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW</p>
Federal	\$4,376,541								
Applicant	\$1,057,623								
Program Income	\$ 740,000								
TOTAL	\$6,174,164								

17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?
☐ Yes If "Yes," attach an explanation. ☒ No

18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.

a. Typed Name of Authorized Representative MS. CATHERINE J. TROUT	b. Title Director, County of San Diego Dept. of Housing and Community Development	c. Telephone number (Include Area Code) 858-694-4885
d. Signature of Authorized Representative		e. Date Signed (mm/dd/yyyy)

**APPLICATION FOR
FEDERAL ASSISTANCE**

e. Type of Submission Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction		e. Date Submitted (mm/dd/yyyy) 5/15/05		Applicant Identifier ESG-2005	
Preapplication <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction		e. Date Received by State (mm/dd/yyyy)		State Applicant Identifier	
		e. Date Received by Federal Agency (mm/dd/yyyy)		Federal Identifier	

5. APPLICANT INFORMATION

Legal Name: San Diego Urban County	Organizational DUNS: 00-9581646	Organizational Unit: County of San Diego – Dept. of Housing and Community Development
Address (give city, county, state, and zip code): 3989 Ruffin Road San Diego, CA 92123, USA		Name and telephone number of the person to be contacted on matters involving this application (give area code) Mr. David Estrella, Community Development Manager Email: David.Estrella@sdcounty.ca.gov Phone: 858-694-4802; Fax: 858-514-6509

6. EMPLOYER IDENTIFICATION NUMBER (EIN):

		–							
--	--	---	--	--	--	--	--	--	--

8. TYPE OF APPLICATION:

☐ New
 ☒ Continuation
 ☐ Revision

If Revision, enter appropriate letter(s) in box(es):

A. Increase Award	B. Decrease Award	C. Increase Duration
D. Decrease Duration	Other (specify):	

e. TYPE OF APPLICANT:
 (enter appropriate letter in box)

A. State B. County C. Municipal D. Township E. Interstate F. Intermunicipal G. Special District	I. State Controlled Institution of Higher Learning J. Private University K. Indian Tribe L. Individual M. Profit Organization N. Nonprofit O. Public Housing Agency P. Other (Specify)
-------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

9. NAME OF FEDERAL AGENCY:
 U.S. Dept. of Housing and Urban Development

e. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: (xx-yyy)	<table style="width: 100%; text-align: center;"> <tr> <td style="border: 1px solid black; width: 20px; height: 20px;">1</td> <td style="border: 1px solid black; width: 20px; height: 20px;">4</td> <td style="width: 10px;">•</td> <td style="border: 1px solid black; width: 20px; height: 20px;">2</td> <td style="border: 1px solid black; width: 20px; height: 20px;">3</td> <td style="border: 1px solid black; width: 20px; height: 20px;">1</td> </tr> </table>	1	4	•	2	3	1
1	4	•	2	3	1		

TITLE: Emergency Shelter Grant

12. AREAS AFFECTED BY PROJECT (cities, counties, states, etc.):
 Unincorporated Areas and Coronado, Del Mar, Imperial Beach, Lemon Grove, Poway and Solana Beach

13. PROPOSED PROJECT:	14. CONGRESSIONAL DISTRICTS OF:				
<table style="width: 100%;"> <tr> <td style="width: 50%;"> Start Date (mm/dd/yyyy) 7/1/05 </td> <td style="width: 50%;"> Ending Date (mm/dd/yyyy) 6/30/06 </td> </tr> </table>	Start Date (mm/dd/yyyy) 7/1/05	Ending Date (mm/dd/yyyy) 6/30/06	<table style="width: 100%;"> <tr> <td style="width: 50%;"> e. Applicant 49, 50, 51, 52 and 53 </td> <td style="width: 50%;"> e. Project 49, 50, 51, 52 and 53 </td> </tr> </table>	e. Applicant 49, 50, 51, 52 and 53	e. Project 49, 50, 51, 52 and 53
Start Date (mm/dd/yyyy) 7/1/05	Ending Date (mm/dd/yyyy) 6/30/06				
e. Applicant 49, 50, 51, 52 and 53	e. Project 49, 50, 51, 52 and 53				

15. ESTIMATED FUNDING:	16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?						
<table style="width: 100%;"> <tr> <td style="width: 50%;">Federal</td> <td style="width: 50%;">\$208,917</td> </tr> <tr> <td>Applicant</td> <td>\$208,917</td> </tr> <tr> <td>TOTAL</td> <td>\$417,834</td> </tr> </table> <p>Complete form HUD-424-M, Funding Matrix</p>	Federal	\$208,917	Applicant	\$208,917	TOTAL	\$417,834	<p>e. YES. THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON:</p> <p>DATE (mm/dd/yyyy) 5/15/05</p> <hr/> <p>b. NO. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E.O. 12372 OR <input type="checkbox"/> PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW</p>
Federal	\$208,917						
Applicant	\$208,917						
TOTAL	\$417,834						

17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?
☐ Yes If "Yes," attach an explanation. ☒ No

e. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.

e. Typed Name of Authorized Representative MS. CATHERINE J. TROUT	e. Title Director, County of San Diego Dept. of Housing and Community Development	e. Telephone number (Include Area Code) 858-694-4885
d. Signature of Authorized Representative		e. Date Signed (mm/dd/yyyy)

RECOMMENDED CDBG PROPOSALS

PARTICIPATING CITIES

Page City of Coronado

63	City of Coronado-Building Demolition for Siting of Affordable Housing	\$74,309
63	City of Coronado-Municipal Boat Dock ADA Access	\$23,000
64	City of Coronado-Sidewalk ADA Ramps	\$9,000

City of Del Mar

65	City of Del Mar-Rental Housing Subsidy Program.....	\$21,119
----	-----------------------------------------------------	----------

City of Imperial Beach

66	City of Imperial Beach-Residential Rehabilitation Program.....	\$133,181
66	City of Imperial Beach-Small Bussiness Loan Program.....	\$25,000

City of Lemon Grove

67	City of Lemon Grove-Senior Center Accessible Door	\$4,000
68	City of Lemon Grove-Street Rehabilitation Program.....	\$119,884
69	City of Lemon Grove-Tenant/Landlord Mediation and Counseling Services.....	\$9,167

City of Poway

69	City of Poway-Housing Rehabilitation Loan Program.....	\$85,266
70	City of Poway-Affordable Housing Services Program	\$40,000
71	City of Poway-Park/Library ADA Barrier Removal.....	\$90,000

City of Solana Beach

72	City of Solana Beach-Castro/Gonzalez Street Sidewalks Design	\$60,768
----	--------------------------------------------------------------------	----------

TOTAL PARTICIPATING CITIES	\$694,694
-----------------------------------	------------------

RECOMMENDED CDBG PROPOSALS

UNINCORPORATED AREA

Page Casa De Oro

73 Casa De Oro-Estrella Park Area Drainage Study\$133,000

Fallbrook

73 Fallbrook-Brandon Road Sidewalks\$200,000

74 Fallbrook-Live Oak Park Pavillion.....\$110,000

75 Fallbrook-Old Stage Road Sidewalks Design\$50,000

Lakeside

76 Lakeside-Lindo Lake Park Northside Restroom\$235,000

76 Lakeside-Lindo Lake Park Playground Fence.....\$16,000

Lincoln Acres

77 Lincoln Acres-Lincoln Acres Park Tot-Lot and Swings\$68,000

78 Lincoln Acres-Olive Street Sidewalk ADA Improvements\$15,500

Ramona

78 Ramona-Collier Park ADA Walkways/Parking/Landscape\$85,000

Spring Valley

79 Spring Valley Health Center Exterior Improvements\$52,000

80 Spring Valley Park Improvements.....\$153,000

81 Spring Valley Trash Cleanup\$7,000

81 Spring Valley-Jamacha Boulevard Sidewalks Design\$70,000

Rural Northeast

82 Rural Northeast-Felicita Park ADA Ramp Construction\$50,000

83 Rural Northeast-Julian Jess Martin Parking/Access\$190,000

84 Rural Northeast-Mount Laguna Fire Department Equipment\$28,724

84 Rural Northeast-Ocotillo Wells Fire Department Emergency Generator.....\$12,000

85 Rural Northeast-Rainbow Fire Department Emergency Equipment\$54,315

86 Rural Northeast-San Pasqual Academy Infrastructure Improvements\$150,000

87 Rural Northeast-Valley Center Park Pool Restroom ADA Improvements\$43,000

88	Rural Southeast-Bostonia Fire Department Emergency Generator.....	\$24,400
89	Rural Southeast-Campo Community Center Access/Parking Lot.....	\$160,000
90	Rural Southeast-Campo Fire Department Equipment	\$34,561
91	Rural Southeast-Campo Senior Center Improvements	\$10,476
92	Rural Southeast-Dulzura Emergency Generators	\$46,000

Regional

93	Regional-Building Blocks for Better Neighborhoods	\$5,000
94	Regional-City/County Reinvestment Task Force	\$75,000
95	Regional-Community Revitalization Committees	\$40,000
95	Regional-Lakeside/Lincoln Acres/Spring Valley Graffiti Abatement Services	\$26,000

TOTAL UNINCORPORATED AREA	\$2,143,976
----------------------------------	--------------------

TOTAL PROJECTS	\$2,838,670
-----------------------	--------------------

Urban County

96	Regional-Housing Development Fund	\$1,969,376
97	1. Cold Weather Shelter Voucher Program (\$30,000)	
97	2. Regional Task Force on the Homeless (\$20,000)	
97	3. Safe Housing Coordinator Position (\$60,000)	
98	4. Consultant Services for Supportive Housing Program Application (\$12,500)	
98	5. Urban County Fair Housing Program (\$66,667)	
98	6. Homebuyer Education and Credit Counseling Program (\$30,000)	
99	7. Mobile Home Issues Committee (\$5,000)	
99	8. Affordable Housing Services (\$275,000)	
99	Management and Administration	\$600,747

TOTAL CDBG GRANT ENTITLEMENT	\$5,408,793
-------------------------------------	--------------------

ESTIMATED CDBG PROGRAM REVENUES *

Department of Housing and Community Development

Mobilehome Occupant Assistance Program Reconveyances	\$ 250,000
City of Poway Residential Rehabilitation Reconveyances	<u>50,000</u>
	\$ 300,000

San Diego County Housing Authority

County Residential Rehabilitation Reconveyances	<u>\$ 900,000</u>
-------------------------------------------------------	-------------------

Total	\$ 1,200,000
--------------	---------------------

Estimated Expenditures

CDBG Housing Development Fund	\$ 1,150,000
City of Poway Residential Rehabilitation Program.....	<u>50,000</u>

Total	\$ 1,200,000
--------------	---------------------

- * Program Income will be returned to the specific activity generating the revenue, and will be spent before the entitlement allocation. However, the Mobilehome Occupant Assistance Program and CDBG housing development residual receipts revenues, and Residential Rehabilitation Program in excess of Residential Rehabilitation expenditures, will be allocated to the CDBG Housing Development fund.

CONSORTIUM CITIES

100	City of Carlsbad-HOME Program.....	\$288,356
-----	------------------------------------	-----------

100	City of Encinitas-HOME Program	\$219,698
-----	--------------------------------------	-----------

101	City of La Mesa-HOME Program	\$215,154
-----	------------------------------------	-----------

101	City of San Marcos-HOME Program	\$230,775
-----	---------------------------------------	-----------

102	City of Santee-HOME Program.....	\$193,670
-----	----------------------------------	-----------

102	City of Vista-HOME Program.....	\$390,326
-----	---------------------------------	-----------

103	HOME-Housing Development Program	\$2,269,463
103	HOME-County Program Administration	\$423,049

ESTIMATED HOME PROGRAM REVENUES *

Department of Housing and Community Development

Urban County HOME Downpayment and Closing Costs Program Reconveyances	\$150,000
Urban County HOME Housing Development Reconveyances	60,000
Consortium Cities HOME Program Reconveyances	<u>250,000</u>
	\$460,000

San Diego County Housing Authority

Urban County HOME Residential Rehabilitation Reconveyances	<u>\$280,000</u>
------------------------------------------------------------------	------------------

Total	\$740,000
--------------	------------------

Estimated Expenditures

Urban County HOME Downpayment and Closing Costs Program	\$430,000
Urban County HOME Housing Development Reconveyances	60,000
Consortium Cities HOME Programs	<u>250,000</u>

Total	\$740,000
--------------	------------------

- * Program Income will be returned to the specific activity generating the revenue and will be expended, in addition to the entitlement allocation, in accordance with the activity scope of work. However, Residential Rehabilitation Program revenue will be allocated to the Urban County HOME Downpayment and Closing Costs Program, and HOME housing development residual receipts revenue will be allocated to the HOME Housing Development Fund.

RECOMMENDED EMERGENCY SHELTER GRANT PROGRAM PROPOSALS

Page Urban County

106	Emergency Shelter Grant-Housing Development Program	\$198,472
106	Emergency Shelter Grant-Program Administration	\$10,445

TOTAL ESG ENTITLEMENT **\$208,917**

**RECOMMENDED HOUSING OPPORTUNITITES FOR
PERSONS WITH AIDS PROGRAM PROPOSALS**

Page San Diego County

107	HOPWA Program.....	\$2,865,109*
108	HOPWA Program Administration.....	\$268,200*
	TOTAL HOPWA ENTITLEMENT	\$3,133,309

* These funds are available for HOPWA activity expenditures in FY 2005-2006 and were calculated as shown in the HOPWA section in this Plan. The actual HOPWA entitlement for FY 2005-2006 is \$2,527,000.

RECOMMENDED CDBG FUNDING REALLOCATIONS
FROM PREVIOUS YEAR ENTITLEMENTS

<i>Recommended Additional CDBG Funds</i>	<i>Recommended Source of CDBG Funds</i>	<i>Funds to be Reallocated</i>
Lemon Grove Street Rehabilitation Advance of Funds *	Housing Development Fund	\$246,935

* In addition to the city's FY 2005-2006 CDBG funding proposal, the city has requested an advance of the city's CDBG allocations for the next two years to supplement these funds for implementation of a street rehabilitation project. The advance of \$123,609 in FY 2006-2007 CDBG funds and \$123,326 in FY 2007-2008 CDBG funds from the Housing Development Fund would later be reimbursed to the Fund as received from HUD in the 2006-2007 and 2007-2008 CDBG entitlement grants. If approved, a large part of the city's CDBG funds for the next two years will be pre-committed, in the total amount of \$246,935, to the City of Lemon Grove street rehabilitation project. Although a small portion of the city's allocations in the next two years will be set aside for tenant/landlord counseling services, CDBG capital funding will not be available for new projects until July 1, 2008.

1. City of Coronado-Building Demolition for Siting of Affordable Housing **\$74,309**

Summary: Demolition of two facilities to make way for development of new affordable rental housing, including demolition of a city-owned building at 578 Orange Avenue and a city redevelopment agency-owned apartment complex at 440-448 Orange Avenue, within the city of Coronado.

Location: CT 110.00, 111.00 Thomas Brothers: 1288: J6

Funding Source: CDBG

Activity Eligibility: 570.201(d) Clearance and Demolition

County Strategy: Eligible Housing Activity

Program Benefit: Low/Mod Income Housing

Estimated Completion Date: October 2005

Community Support: Coronado City Council

Comments: The City of Coronado has elected to use \$74,309 of its 2005-2006 CDBG funds to demolish two buildings: 1) a city-owned building at 578 Orange Avenue in preparation for construction of a 17-19 unit affordable rental housing for seniors; and, 2) a city redevelopment agency-owned apartment complex at 440-448 Orange Avenue in preparation for construction of 6-8 affordable apartment units. The 578 Orange Avenue building was formerly the Coronado Police Station and is now temporarily used by city staff.



The 440-448 Orange Avenue apartment complex is currently vacant. The city has maximized its current ability to utilize existing rental units toward meeting the State's inclusionary housing requirement. Therefore, it is now necessary to construct new affordable housing units to meet these requirements. It is expected that the affordable housing for both sites will be constructed in the next year or two and will be funded with the Redevelopment Agency's 20% housing set-aside funds. Currently, there are only 108 affordable housing units within this city of 9,494 households. The recommended CDBG funds will allow demolition to occur and the sites prepared for development of new rental apartments for lower income households.

2. City of Coronado-Municipal Boat Dock ADA Access **\$23,000**

Summary: Modification of the existing gangway at the city-owned municipal boat dock, located at 1975 Strand Way in Coronado, to allow access to persons with disabilities.

Location: CT 106.01 Thomas Brothers: 1308:J1

Funding Source: CDBG
Activity Eligibility: 570.201(c) Public Facilities - Removal of Architectural Barriers
County Strategy: Eligible Public Improvements
Program Benefit: Presumed Benefit - Persons with Disabilities
Estimated Completion Date: March 2006
Community Support: Coronado City Council
Comments: The Americans with Disabilities Act of 1990 (ADA) requires public



entities to make government facilities accessible to persons with disabilities. This allocation would provide the City of Coronado with funds to modify the existing gangway at the municipal boat dock to improve access to persons with disabilities. City General Funds in the amount of \$5,000 will be used to supplement CDBG funds for this project. The recommended CDBG funds

will improve the docking facility to allow access to persons with disabilities and seniors.

3. City of Coronado-Sidewalk ADA Ramps

\$9,000

Summary: Design, construction and installation of new ADA compliant ramps to replace pre-existing ADA ramps that no longer meet current code throughout the City of Coronado.

Location: City-wide Thomas Brothers: 1288,1308, 1329
Funding Source: CDBG
Activity Eligibility: 570.201(c) Public Improvements - Removal of Architectural Barriers
County Strategy: Eligible Public Improvements
Program Benefit: Presumed Benefit - Persons with Disabilities
Estimated Completion Date: May 2006
Community Support: Coronado City Council

Comments: The Americans with Disabilities Act of 1990 (ADA) requires public



entities to make government facilities accessible to persons with disabilities. This allocation would provide the City of Coronado with funds to replace pre-existing ramps that no longer meet current code with new ADA-compliant ramps. General Fund, Gas Tax and TransNet funds totaling \$11,500 will be used to supplement the CDBG funds for this project. The recommended CDBG funds

would reconstruct the ADA ramps where needed throughout the City of Coronado to improve access for persons with disabilities and seniors.

4. City of Del Mar Rental Housing Subsidy Program

\$21,119

Summary: Continued funding of a rental subsidy program for eligible lower income residents within the City of Del Mar.

Location: City-wide Thomas Brothers: 1187

Funding Source: CDBG

Activity Eligibility: 570.204(a) Special Activities by Subrecipients

County Strategy: Eligible Housing Activity

Program Benefit: Low/Mod Income Housing

Estimated Completion Date: July 2005

Community Support: Del Mar City Council

Comments: The neighborhood-based non-profit Del Mar Housing Corporation would administer this rental subsidy program for eligible lower income residents of the City of Del Mar. Upon certification as a qualified community-based development organization (CBDO) under U.S. Department of Housing and Urban Development regulations, the Corporation would contract with the local non-profit Del Mar Community Connections for the operation of the program. The City of Del Mar expects to supplement the CDBG funds with an additional \$50,500 from the city's Housing Fund that receives money from conversion of rental housing to condominium ownership. Upon verification of the Corporations's CBDO status, the requested CDBG funds are recommended to continue the program.

5. City of Imperial Beach-Residential Rehabilitation Program **\$133,181**

Summary: Funds for a supplemental residential rehabilitation program within the City of Imperial Beach to address the needs of lower income residents not addressed by the County Residential Rehabilitation Program.

Location: City-wide Thomas Brothers: 1329

Funding Source: CDBG

Activity Eligibility: 570.202 Residential Rehabilitation

County Strategy: Eligible Rehabilitation/Preservation Improvement

Program Benefit: Low/Mod Income Housing

Estimated Completion Date: June 2006

Community Support: Imperial Beach City Council

Comments: This residential rehabilitation program would provide forgivable, zero interest loans for home improvement projects by eligible owner-occupants of single-family detached homes. The loans could be used to eliminate code violations, meet health and safety requirements, or correct problems of deferred maintenance. This funding request is expected to provide ten loans to qualified families in FY 2005-2006. Program participants' income cannot exceed 80% of Area Median Income (AMI) and liquid assets must be less than 80% of the AMI. A 10-year affordability requirement would be imposed, with loans progressively forgivable over the 10-year period (10 percent forgiven each year). The loan is not transferable and must be repaid in full if the originally eligible applicant no longer occupies or owns the home. SANDAG estimates that 40-70% of the community's homes were built prior to 1970 and many of the homes are lacking in basic code compliance, safety and maintenance. The recommended funds will improve the condition of the Imperial Beach housing stock and benefit lower income families who lack the funds or credit to finance needed improvements.

6. City of Imperial Beach-Small Business Loan Program **\$25,000**

Summary: Small business loan program to be administered by the South County Economic Development Council for financial assistance to eligible small businesses located within the City of Imperial Beach.

Location: City-wide Thomas Brothers: 1329

Funding Source: CDBG

Activity Eligibility: 570.203 Economic Development Activity

County Strategy: Eligible Economic Development Activity

Program Benefit: Low Income

Estimated Completion Date: June 30, 2006

Community Support: Imperial Beach City Council

Comments: The Imperial Beach Small Business Loan Program would be administered by the South County Economic Development Council (SCEDC). This program is similar to an existing small business loan program operated by the SCEDC in the City of Chula Vista, and will be made available to "community serving businesses" in the City of Imperial Beach that provide goods and services to Imperial Beach residents. Loans would provide small businesses with funds for business improvements, purchase of equipment/inventory, or other business enhancements and opportunities. The loan program would also be implemented in conjunction with the Imperial Beach Redevelopment Agency Façade Renovation Program and will provide bridge loans for businesses until rebates are received from the redevelopment agency. SCEDC will utilize the same loan review committee in Imperial Beach that provides oversight for the Chula Vista program, consisting of representatives from various financial and investment firms in South County. Small loans ranging up to \$10,000 will be provided to qualified businesses that cannot obtain traditional financing due to size of the loan, imperfect credit, length of time in business, or lack of collateral. Revenues from repaid loans will be added to a revolving loan fund to assist new businesses. It is expected that two to three loans would be issued in 2005-2006. The recommended CDBG funds will increase small business access to capital in Imperial Beach and will compliment other city economic revitalization activities.

7. City of Lemon Grove-Senior Center Accessible Door

\$4,000

Summary: Installation of an automated door opener for the multipurpose room at the city-owned Senior Center, located at 8235 Mt. Vernon Street in the City of Lemon Grove, to allow access to persons with disabilities.

Location: CT 140.02 Thomas Brothers: 1270:H7

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Facilities - Senior Center

County Strategy: Eligible Public Improvements

Program Benefit: Presumed Benefit - Persons with Disabilities

Estimated Completion Date: June 2006

Community Support: Catholic Charities

Comments: The Lemon Grove Senior Center, which is owned by the City of Lemon Grove, primarily serves seniors from Lemon Grove and the neighboring communities of Spring Valley and La Mesa. Approximately 750 to 800 seniors are served at the Senior Center each year. It is also available to the entire community of Lemon Grove for private and public gatherings, when it is not in use by seniors. The request is for an automated

door to the multi-purpose room to allow improved access to seniors and persons with disabilities. The existing door would be modified, so it would be operable with a wall-mounted push button door opener. The recommended CDBG allocation would fund the modification for increased accessibility to the senior center.

8. City of Lemon Grove-Street Rehabilitation Program **\$119,884**

Summary: Asphalt resurfacing, and related road improvements, on various streets in the City of Lemon Grove.

Location: Citywide Thomas Brothers: various

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Improvements - Streets

County Strategy: Eligible Public Improvements

Program Benefit: Low Income

Estimated Completion Date: June 2006

Community Support: Lemon Grove City Council

Comments: Street rehabilitation is a high priority for City of Lemon Grove residents and, in the past few years, the City has used CDBG funds for this purpose. Also, in addition to the city's FY 2005-2006 funding proposed for this street rehabilitation project, the city has requested an advance of the city's 2006-2007 and 2007-2008 CDBG allocation. Using three years of city CDBG funding on one large street rehabilitation project would result in cost savings and earlier benefit to Lemon Grove residents.



The streets selected are in poor condition and in need of rehabilitation. The project will rehabilitate portions of thirteen streets in the city for a total cost of \$381,000. The recommended \$119,884 in 2005-2006 CDBG funds would be supplemented with an advance of \$123,609 in FY 2006-2007 CDBG funds and \$123,326 in FY 2007-2008 CDBG funds temporarily reallocated from the Housing Development Fund. The advance would be reimbursed to the CDBG Housing Development Fund when grant funds are received from HUD in FY 2006-2007 and FY 2007-2008. If approved, a large part of the city's CDBG funds for the next two years, in the total amount of \$246,935, will be pre-committed to the street rehabilitation project. Although a small portion of the city's allocations in the next two years will be set aside for tenant/landlord counseling, CDBG capital funding will not be available for new projects until July 1, 2008.

The requested advance of \$246,935, together with \$119,884 in 2005-2006 funds, totals \$366,819. As the project cost is \$381,000, the city has indicated that city TransNet/Prop A funds will fill in the project funding gap of \$14,181. The CDBG advance will be brought to the Board of Supervisors for consideration and approval, along with the 2005-2006 Annual Funding Plan, at the final Annual Funding Plan hearing projected for May 10, 2005.

9. City of Lemon Grove-Tenant/Landlord Mediation & Counseling Services **\$9,167**

Summary: Continuation of a tenant/landlord dispute resolution service operated within the City of Lemon Grove by Heartland Human Relations and Fair Housing Association.

Location: City-wide Thomas Brothers: 1270, 1290

Funding Source: CDBG

Activity Eligibility: 570.201(e) Public Services -Tenant/Landlord Counseling

County Strategy: Eligible Public Services

Program Benefit: Limited Clientele - Low/Mod Income

Estimated Completion Date: June 2006

Community Support: Lemon Grove City Council

Comments: This funding will continue the city-wide Lemon Grove tenant/landlord mediation and counseling service, apart from the Urban County Affirmative Fair Housing Program that also covers the City of Lemon Grove and is required by entitlement jurisdictions in order to continue receiving CDBG Program funds. The Lemon Grove program is administered under contract with the non-profit Heartland Human Relations and Fair Housing Association. The recommended CDBG funds will allow the program to continue for another year.

10. City of Poway-Housing Rehabilitation Loan Program **\$85,266**

Summary: Continuation of a supplemental residential rehabilitation program within the City of Poway to address the needs of lower income residents not addressed by the County Residential Rehabilitation Program.

Location: City-wide Thomas Brothers: 1170, 1190

Funding Source: CDBG

Activity Eligibility: 570.202 Residential Rehabilitation

County Strategy: Eligible Housing Rehabilitation Activity

Program Benefit: Low/Mod Income Housing

Estimated Completion Date: June 2006

Community Support: Poway City Council

Comments: This request will provide continuation of supplemental funding for a City of Poway residential rehabilitation program, which provides zero interest, deferred and forgiven loans to lower income families meeting certain specific criteria established by the city. The program is provided in addition to the County-administered Poway Residential Rehabilitation Program, which also operates within Poway, at the request of the city. It is expected that ten homes will be rehabilitated with the requested funds. The recommended CDBG funds will allow continuation of this program in FY 2005-2006.

11. City of Poway Affordable Housing Services Program

\$40,000

Summary: Continuation of the Poway Affordable Housing Services Program, now entitled the HomeShare and Community Connections Program, operated by Elderhelp, that provides emergency housing and referral services to lower income residents of Poway, and is administered from the Poway Senior Center, located at 13094 Bowron Road within the City of Poway.

Location: CT 170.11

Thomas Brothers: 1190:E5

Funding Source: CDBG

Activity Eligibility: 570.201(e) Public Services - Housing

County Strategy: Eligible Public Services

Program Benefit: Limited Clientele - Low/Mod Income

Estimated Completion Date: June 2005

Community Support: Poway City Council

Comments: County CDBG funds were first approved for this program in November



1993, to pay partial costs of housing assistance, shared housing services and other housing referrals for low and moderate income residents of the City of Poway. The Poway Redevelopment Agency provides equal matching funds to operate the program, which is conducted under contract with the non-profit Elderhelp. This funding will allow the continuation of the program for another year.

12. City of Poway-Park/Library ADA Barrier Removal

\$90,000

Summary: Design and construction of assorted public facility improvements to allow access to persons with disabilities and meet Americans with Disabilities Act standards at seven parks and at the Poway Community Library in the City of Poway.

Location: City-wide Thomas Brothers: 1190

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Improvements - Removal of Architectural Barriers

County Strategy: Eligible Public Improvements

Program Benefit: Low Income

Estimated Completion Date: June 2006

Community Support: Poway City Council

Comments: Over the years, the City of Poway has implemented various construction



projects at public facilities to provide accessibility to persons with disabilities and comply with the Americans with Disabilities Act (ADA). In FY 2003-2004, \$10,000 in CDBG funds was allocated for an initial assessment of accessible facilities at city parks and recreational areas. The consultant was to identify remaining access needs, set priorities and propose ways of addressing ADA deficiencies to improve accessibility and bring public facilities into full compliance. Phase II of the assessment, which focused on ADA accessibility needs within city buildings and other structures, was funded with \$10,000 in FY 2004-2005. The recommended funds for FY 2005-2006 is for the first year of a multi-year ADA Barrier Removal Program. The improvements this year will target the Poway Community Library located at 13137 Poway Road and seven parks: Adobe Ridge Park located at 12251 Adobe Ridge; Arbolitos Sports Fields located at 14401 Pomerado Road; Hilleary Park located at 13500 Community Road; Valle Verde Park located at 16899 St. Andrews Drive; Silverset Park located at 14795 Silverset Street; Starridge Park located at 13745 Carriage Road; and, Old Poway Park located at 14143 Midland Road. The recommended funds for construction of these improvements will provide increased access to persons with disabilities and meet ADA standards at these public facilities.

13. City of Solana Beach-Castro/Gonzales Street Sidewalks Design **\$60,768**

Summary: Design and preparation of construction documents for curbs, gutters, sidewalks, and drainage improvements, on Castro and Gonzales Streets, in accordance with the Eden Gardens Master Streetscape Plan, within the City of Solana Beach Eden Gardens neighborhood.

Location: CT 173.04 Thomas Brothers: 1187:G1

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Improvements - Sidewalks

County Strategy: Eligible Public Improvements

Program Benefit: Low Income

Estimated Completion Date: May 2006

Community Support: Solana Beach City Council

Comments: In June 1994, the Board of Supervisors approved the 1994-95 CDBG Program which included \$72,712 for development of a Master Plan of street improvements in the lower income neighborhood of Eden Gardens in the City of Solana Beach. The Master Plan was completed and the City's subsequent CDBG allocations were used to implement the street projects. To date, Phase I and II have been completed. In FY 2003-2004, \$67,855 was allocated for Phase III of the Master Plan, construction of sidewalks on Hernandez Street, and \$64,554 was allocated in FY 2004-05 to supplement those funds. It is anticipated that construction of Hernandez Street sidewalks will be completed in April 2005. The current request for \$64,170 will be used to design sidewalks and related improvements on Castro and Gonzalez Streets, two streets that connect to Hernandez Street. The recommended funds would create continuous safe offroad passage for pedestrians in the Eden Gardens neighborhood.

1. Casa De Oro-Estrella Park Area Drainage Study **\$133,000**

Summary: Comprehensive drainage study to correct the system that diverts water into Estrella County Park, the unimproved section of Sierra Madre Road, and surrounding residences, in Casa de Oro.

Location: CT 136.01 Thomas Brothers: 1271:D4

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Improvements - Drainage

County Strategy: Eligible Public Improvements

Program Benefit: Low Income

Estimated Completion Date: March 2006

Community Support: Resident Request

Comments: The proposal was submitted by a Casa de Oro resident who reports that



there is inadequate drainage that diverts storm water into Estrella Park, the unimproved section of Sierra Madre Road, and the surrounding residences. Concurrent with this request was an application for pre-development funding of Estrella Park. Estrella Park is a county-owned park site, located on the south side of Estrella Drive between Bonita Street and Conrad Drive. On April 20, 2004, the Valle De Oro Community Planning Group considered and

approved the concept that the park be developed as a "passive park". However, rain water now accumulates on the park site and would have to be addressed prior to park development. Upon review of these proposals, the County Department of Public Works advised that a comprehensive drainage study be conducted with regard to the area east of Conrad Drive and south of Estrella Drive, including the Estrella Park site, unimproved portion of Sierra Madre Road easement, and part of San Juan Street. The study would result in flow rate calculations, sizing for swales and pipes within the park, assessments of existing drainage structures, and cost estimates for recommended improvements to address the problem. Therefore, it is recommended that \$133,000 be allocated for the proposed study that would identify drainage improvements needed to eliminate impacts on future park development and on surrounding properties.

2. Fallbrook-Brandon Road Sidewalks **\$200,000**

Summary: Construction of sidewalks on the east side of North Brandon Road from East Mission Road to Alvarado Road in Fallbrook.

Location: CT 189.03, 189.04 Thomas Brothers: 1027:G2
Funding Source: CDBG
Activity Eligibility: 570.201(c) Public Improvements - Sidewalks
County Strategy: Eligible Public Improvements
Program Benefit: Low Income
Estimated Completion Date: June 2006

Comments: In the 2002-2003 CDBG Program, \$251,941 was allocated for design and the first phase of construction, depending on cost estimates from the preliminary engineering conducted by the Department of Public Works, on four Fallbrook sidewalk projects. The four sidewalk projects were the highest priority among 14 sidewalk proposals submitted in 2002-2003 by a group of Fallbrook citizens to increase pedestrian safety. The segment of Brandon Road between East Mission Road and Alvarado Road was one of the four targeted sidewalk projects. In FY 2004-



2005, \$100,000 in CDBG funds was provided to fund design of sidewalks on the east side of Brandon Road, which is currently underway and is expected to be completed in April 2005. The current request for \$200,000 in CDBG funds is for construction and will be supplemented with \$300,000 Gas Tax funds, for a total construction cost of \$500,000. It is recommended that the CDBG funds be allocated for the construction phase of this project.

3. Fallbrook-Live Oak Park Pavilion \$110,000

Summary: Design and construction of a new pavilion to replace an existing pavilion at Live Oak Park, located at 2746 Reche Road in the community of Fallbrook.

Location: CT 188.01, 190.00 Thomas Brothers: 1028: C5
Funding Source: CDBG
Activity Eligibility: 570.201(c) Public Improvements - Parks
County Strategy: Eligible Public Improvements
Program Benefit: Low Income
Estimated Completion Date: February 2006
Community Support: CSA 81 Board

Comments: Live Oak Park is a County-owned Fallbrook community park located on 25



acres in a natural oak woodland valley bordered by two freshwater streams. Park facilities include family and group picnic areas, a dance rotunda, tot lot, junior play area, ballfields, volleyball courts and open grass areas. The requested funds would replace an older pavilion structure used for group gatherings and celebrations. Although the park is located outside the Fallbrook

Neighborhood Revitalization Area, it serves residents of downtown Fallbrook and the surrounding area, as it is the closest park with group facilities for the many lower income families residing in this agricultural community. Therefore, it is recommended that \$110,000 in CDBG funds be allocated to construction of a new group pavillion at Live Oak Park.

4. Fallbrook-Old Stage Road Sidewalks Design

\$50,000

Summary: Design of sidewalks on one side of Old Stage Road between Clemmens Lane and Aviation Road in Fallbrook.

Location: CT 189.05 Thomas Brothers: 1027:F3, F4

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Improvements - Sidewalks

County Strategy: Eligible Public Improvements

Program Benefit: Low Income

Estimated Completion Date: June 2006

Community Support: Fallbrook Community Planning Group

Comments: Old Stage Road is used by children attending the Maie Ellis School and



those who use the bus to attend La Paloma School. Preliminary engineering work for this project, which was funded with \$40,000 CDBG funds in FY 2004-2005, is currently underway and expected to be completed in April 2005. The current request is for design of sidewalks on one side of Old Stage Road between Clemmens Lane and Aviation Road. Completion of this segment will provide connectivity for pedestrians between existing

sidewalks and neighborhood services, schools, public transportation, etc. This segment will connect to sidewalks constructed on Old Stage Road between Fallbrook Street to

Aviation Road funded with CDBG funds in FY 2002-2003. The recommended \$50,000 in CDBG funds would be supplemented with \$50,000 Gas Tax funds, subject to Board of Supervisor's approval, for a total design cost of \$100,000.

5. Lakeside-Lindo Lake Park North Side Restroom **\$235,000**

Summary: Demolition of an old non-functional restroom, and design and construction of a new restroom building along Lakeshore Drive, on the north side of Lindo Lake Park, in Lakeside.

Location: CT 168.04 Thomas Brothers: 1232:B3

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Improvements - Parks

County Strategy: Eligible Public Improvements

Program Benefit: Elimination of Slum and Blight

Estimated Completion Date: June 2006

Community Support: Resident Request

Comments: Lindo Lake Park is located adjacent to downtown Lakeside and is the focal point of community activities because of the community center, library and teen center that are located in the park. In 1999, CDBG funds were allocated for demolition of an older restroom and construction of a new restroom in the southern portion of Lindo Lake Park. That restroom has been completed and is now in use by the public. The current request would fund demolition of a non-functional restroom on the



north side of the park and construction of a new freestanding restroom building to better serve the needs of residents using the north side of the park. It is, therefore, recommended that CDBG funds in the amount of \$235,000 be allocated to this project.

6. Lakeside-Lindo Lake Park Playground Fence **\$16,000**

Summary: Installation of a new 5-ft. tall perimeter fence with two entrance gates that will enclose the playground area located adjacent to the Lakeside Community Center and Lindo Lake in Lakeside.

Location: CT 168.04 Thomas Brothers: 1232:B3

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Improvements - Parks

County Strategy: Eligible Public Improvements

Program Benefit: Elimination of Slum and Blight

Estimated Completion Date: March 2006

Comments: CDBG funds have been used for a variety of recreational facilities at Lindo



Lake Park over the years, including funding for the community center, teen center and exterior landscaping and hardscape, restrooms, and playgrounds. The playground adjacent to the community center gets heavy usage which has contributed to damage of the existing playground perimeter fence to the point where it could be a safety hazard because of its proximity to the lake. In addition, the Lakeside Community Center is the site of a licensed preschool. The license was

issued with a temporary waiver regarding adequacy of the existing fencing to comply with safety standards of the Community Care Licensing of California. It is recommended that CDBG funds in the amount of \$16,000 be allocated for installation of a new fence and safety gates to meet preschool licensing standards.

7. Lincoln Acres Park Tot-Lot and Swings

\$68,000

Summary: Purchase and installation of a new tot-lot play structure and swings replacing existing equipment at Lincoln Acres County Park at 2717 Granger Avenue in Lincoln Acres.

Location: CT 122.00

Thomas Brothers: 1310:C2

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Improvements - Parks

County Strategy: Public Facility - Parks

Program Benefit: Low Income

Estimated Completion Date: June 2006

Comments: CDBG funds have been used in the past for a variety of improvements at Lincoln Acres County Park. In FY 2004-2005, \$80,000 in CDBG funds was provided to replace and install a new large playground structure that meets new standards for size and spacing between parts of the structure to preclude potential fall and choking hazards for children using the equipment. Installation of the new play structure will be completed in Spring 2005. The current \$68,000 request would fund purchase and installation of a new tot-lot play structure and swings to replace existing equipment that is in disrepair and also does meet current safety standards. It is now recommended that these CDBG funds

be allocated for the new equipment to enhance park usage by younger children and ensure child safety and accessibility.

8. **Lincoln Acres-Olive Street Sidewalk ADA Improvements** **\$15,500**

Summary: Construction of a sidewalk that circumvents an existing utility pole to allow access to pedestrians and persons with disabilities at the intersection of Olive Street at Sweetwater Road in Lincoln Acres.

Location: CT 122.00 Thomas Brothers: 1310:C3

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Improvements - Sidewalks

County Strategy: Eligible Public Improvements

Program Benefit: Presumed Benefit - Persons with Disabilities

Estimated Completion Date: November 2005

Comments: A large steel SD&E transmission pole is now located on the sidewalk and



obstructs access for pedestrians and persons with disabilities at the corner of Olive Street and Sweetwater Road. Currently, Lincoln Acres residents are forced to walk in the roadway at this intersection. In FY 2004-2005, \$19,968 in CDBG funds was allocated to find purchase of right-of-way and design of a new sidewalk segment to circumvent the power pole. Design work is currently underway and right-of-way purchase is

expected to be completed by June 2005. The current \$15,500 request is for construction and installation of a sidewalk around the existing pole to allow sidewalk access to pedestrians and persons with disabilities. The County Department of Public Works plans to supplement the CDBG funds with \$10,000 in Gas Tax funds. Therefore, it is recommended that CDBG funds in the amount of \$15,500 be allocated to this project in the 2005-2006 Annual Plan.

9. **Ramona-Collier Park ADA Walkways/Parking/Landscaping** **\$85,000**

Summary: Funding for ADA-accessible pedestrian walkways between the Collier Boys and Girls Club building and Scout Hut building, reconstruction of the Scout Hut parking lot on the 7th Street side of the park to meet ADA standards, and landscaping of the adjacent volunteer pad area at Collier Park, located at 626 E Street in the community of Ramona.

Location: CT 208.98 Thomas Brothers: 1152: H6

Funding Source: CDBG
Activity Eligibility: 570.201(c) Public Facilities - Removal of Architectural Barriers
County Strategy: Eligible Public Improvements
Program Benefit: Presumed Benefit - Persons with Disabilities
Estimated Completion Date: April 2006

Comments: CDBG funds have been used in the past for a variety of park improvements including two new playgrounds, picnic areas, pavilions and walkways. In 2003-2004, CDBG funds were allocated to a construct a new restroom building which was completed in September 2004. The recommended \$85,000 in CDBG funds would provide ADA accessible walkways from the Collier Boys and Girls Club to the Scout Hut building, reconstruction of the entire Scout Hut parking lot on the 7th Street side of the park to meet ADA standards and landscaping of the adjacent volunteer pad area. It is recommended that the funds be allocated to this project to improve the park facilities.



10. Spring Valley Health Center Exterior Improvements

\$52,000

Summary: Expansion of parking lot and upgrade of playground to meet current safety standards, at the Grossmont Spring Valley Family Health Center located at 8788 Jamacha Road in Spring Valley.

Location: CT 139.01 Thomas Brothers: 1291:A2
Funding Source: CDBG
Activity Eligibility: 570.201(c) Public Facilities - Health Clinic
County Strategy: Eligible Public Improvements
Program Benefit: Limited Clientele- Low/Mod Income
Estimated Completion Date: April 2006

Community Support: Family Health Centers of San Diego

Comments: In the 1995-1996 and 1996-1997 CDBG Programs, a total of \$500,000 was allocated for construction of the Spring Valley community health clinic. The facility was completed and serving clients by September of 1998. In addition, in FY 2001-2002, \$20,000 in CDBG funds was allocated for the health clinic exterior building improvements, including a playground, and in FY 2002-2003, \$250,000 was awarded for construction



of a second floor addition to the building for dental and mental health clinics. The second floor addition has been completed and is now in use.

The current request was for \$26,529 to fund installation of a rubberized surface at the clinic outdoor playground, and expansion of the parking lot to accommodate the increased number of patients who access medical services at this site. The parking lot expansion will involve adding three slots, removal of two trees and curbs, pavement resurfacing and the repainting of markings for parking spots. However, the County Department of Parks and Recreation advises that in addition to the installation of a rubberized surface in the play area, other play equipment upgrades be implemented to meet current safety standards and ensure a safe play environment. The revised estimate for the total cost of the playground and parking lot improvements is \$52,000. The health clinic serves approximately 7,500 unduplicated clients annually. It is now recommended that these CDBG funds be allocated to the project to accommodate more clients and provide a safe environment for children attending the clinic.

11. Spring Valley Park Improvements

\$153,000

Summary: Replacement of existing outdoor pavilion and picnic tables, and installation of a second ADA-compliant access path to connect the pavilion to the parking lot, at Spring Valley Park located at 8735 Jamacha Boulevard in Spring Valley.

Location: CT 139.03 Thomas Brothers: 1291:A4

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Facilities - Parks

County Strategy: Eligible Public Improvements

Program Benefit: Low Income

Estimated Completion Date: July 2006

Comments: The Spring Valley County Park contains a playground, picnic areas, and a shade structure for group activities. The park receives a high level of use from children and families living within the southern portion of the Spring Valley Neighborhood Revitalization Area. In FY 2000-2001 and 2001-2002, a total of \$175,000 in CDBG funds were used for new playground equipment in the park. The current request would replace and upgrade the old wooden pavillion and the picnic area that provide space for group activities and events, particularly valuable for families in multi-family housing with limited outdoor space for recreation. Therefore, it is recommended that \$153,000 in CDBG funds be allocated to this project.



12. Spring Valley Trash Cleanup \$7,000

Summary: Funding to provide a one-day trash cleanup event at a convenient site to serve residents of the Spring Valley and Casa de Oro Neighborhood Revitalization Areas (NRAs).

Location: Spring Valley/Casa de Oro NRAs Thomas Brothers: 1271:E5, E4

Funding Source: CDBG

Activity Eligibility: 570.201(e) Public Service - Trash Cleanup

County Strategy: Eligible Public Service

Program Benefit: Low Income

Estimated Completion Date: July 2005

Community Support: Spring Valley Chamber of Commerce

Comments: CDBG funds of approximately \$5,000 each were allocated in 1996, 1999 and 2000 for one-time events where community residents can bring trash materials for transport to appropriate landfills. These were completed successfully. The current request is for \$7,000 to fund a similar program in the Spring Valley and Casa de Oro Neighborhood Revitalization Areas to improve the appearance of the community and to provide an incentive for further revitalization activities by residential and business property owners. The project would be administered by the Spring Valley Chamber of Commerce who indicate that supplemental funds would be raised for a total project cost of \$10,000. Therefore, it is now recommended for funding in the 2005-2006 Annual Funding Plan.

13. Spring Valley-Jamacha Boulevard Sidewalks Design \$70,000

Summary: Design of sidewalks on the south side of Jamacha Boulevard from Gillespie Street to existing sidewalk west of Kempton Street in Spring Valley.

Location: CT 139.08 Thomas Brothers: 1291:A3,B3

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Improvements - Sidewalks

County Strategy: Eligible Public Improvements

Program Benefit: Low Income

Estimated Completion Date: June 2006

Comments: The County of San Diego recently completed major improvements at Spring Valley County Park, including a new signalized intersection at Jamacha Boulevard and Gillespie Street, and improved vehicle ingress and egress from the park. However, the existing sidewalk on the south side of Jamacha Boulevard, that leads to the park and community center, stops approximately 1,000 feet east of the new intersection. Currently, residents from the surrounding area access the park by using sidewalks on the north side of the street or a dirt path along the edge of the roadway. Completion of this sidewalk segment would provide local residents with improved access to the park. The current \$70,000 request is for design of the proposed sidewalks. These funds are now recommended so that the design phase of the project can begin.



14. Rural Northeast-Felicita Park ADA Ramp Construction

\$50,000

Summary: Construction of a park bandstand ramp to allow wheelchair access for persons with disabilities at Felicita County Park, located in the County unincorporated area near the City of Escondido.

Location: CT 204.02 Thomas Brothers: 1149:H1

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Improvements - Removal of Architectural Barriers

County Strategy: Eligible Public Improvements

Program Benefit: Presumed Benefit - Persons with Disabilities

Estimated Completion Date: December 2005

Comments: Felicita Park is a 53-acre county park that attracts high levels of use on a year-round basis. A large group picnic area in the southwest part of the park contains a museum and attached outdoor bandstand. In FY 2002-2003, \$70,000 in CDBG funds was allocated to museum building interior improvements that allow access to persons with disabilities and to a walkway from the parking lot to the museum. CDBG funds in the amount of \$25,000 was allocated in FY 2004-05 for design and environmental review of a proposed ADA bandstand ramp. Project design is expected to be completed in June 2005. The current \$50,000 request is for construction and installation of the ramp. It is



now recommended that these funds be allocated to ramp construction to allow access and participation in park events by persons with disabilities.

15. Rural Northeast-Julian Jess Martin Parking/Access **\$190,000**

Summary: Design and construction of a parking area, improved pedestrian and vehicular access and circulation, installation of security lighting, and ADA compliant access from parking lot to park facilities, at Jess Martin Park located on State Route 79 in Julian.

Location: CT 209.01 Thomas Brothers: 1156:C1,1136:C7

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Facilities - Parks

County Strategy: Eligible Public Improvements

Program Benefit: Low Income

Estimated Completion Date: June 2006

Community Support: Intermountain Parks and Recreation, Inc.

Comments: Jess Martin County Park currently occupies three parcels of land comprising approximately 8.3 acres. The park contains several ballfields and a new playground, and is operated and maintained by the nonprofit Intermountain Park and Recreation, Inc. for community sports activities. In the 1995-96 CDBG Program, \$102,000 was allocated to the purchase of a 3.3-acre parcel which was formerly leased for use in the park.



A Master Plan for the park was prepared by the Department of Parks and Recreation. In the 2000-2001 CDBG Program, \$50,000 was allocated for design and pre-development costs for a proposed new recreation building in the park. Although design plans have been completed, the project has been delayed and engineering specifications still need to be prepared and issues relating to water and sewer resolved before construction of recreational building can begin.

However, during wet weather the Jess Martin Park parking lot becomes unsuitable for traffic and park users must find other offsite parking. The current request for \$190,000 would provide funds for installation of asphalt paving of the parking lot, improvement of pedestrian and vehicle access and circulation through the park, and, if funds are available, install security lighting as well. Therefore, it is recommended that CDBG funds be allocated to the proposed parking and access improvements to facilitate and increase visits to the park by area residents.

16. Rural Northeast-Mount Laguna Fire Department Equipment \$28,724

Summary: Purchase of equipment for the safety of fire crew members at the Mount Laguna Volunteer Fire Department located at 10385 Sunrise Highway on Mount Laguna.

Location: CT 211.00 Thomas Brothers: 1218:E5

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Facilities - Fire Equipment

County Strategy: Eligible Public Improvements

Program Benefit: Low Income

Estimated Completion Date: June 2006

Community Support: Mount Laguna Volunteer Fire Department

Comments: Mount Laguna Volunteer Fire Department is requesting \$28,724 for purchase of four self-contained breathing apparatus (SCBA) that would bring the department into compliance with NFPA/OSHA requirements and improve safety for firefighters. This new equipment would be used exclusively by the Mount Laguna Fire Department and would enhance the department's ability to respond safely to emergencies and remain on fire scene for extended time if needed.

In July 2000, the Board of Supervisors established the San Diego County Fire Protection and Emergency Medical Services Trust Fund which has consisted of an annual allocation of \$400,000, including \$200,000 from the CDBG Program and \$200,000 from County General Funds. The Trust Fund, which is administered by the Office of Disaster Preparedness, is used to fund fire agencies that rely heavily on volunteers for direct delivery of fire protection and emergency medical services. On February 11, 2005, the San Diego County Task Force on Fire Protection and Emergency Medical Services recommended \$28,724 in CDBG funding for these breathing SCBAs. Therefore, these CDBG funds are now recommended for Board of Supervisors' approval.

17. Rural Northeast-Ocotillo Wells Fire Department Emergency Generator \$12,000

Summary: Purchase and installation of an emergency generator at the Ocotillo Wells Voluntary Fire Department located at 5841 Highway 78 in Ocotillo Wells.

Location: CT 210.00 Thomas Brothers: 410:F10

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Facilities - Fire Station

County Strategy: Eligible Public Improvements

Program Benefit: Low Income

Estimated Completion Date: November 2005

Community Support: Ocotillo Wells Volunteer Fire Department

Comments: In the 1993-94 CDBG Program, \$148,000 was allocated for a new fire station at the Ocotillo Wells Volunteer Fire Department and, subsequently, 1996-97 CDBG funds in the amount of \$125,000 were used to purchase a water pumper for the Department. The current request for \$12,000 in CDBG funds is to fund purchase and installation of an emergency generator at the fire station for use during power outages. It will be supplemented with \$1,000 of Fire Department funds, for a total project cost of \$13,000.

In July 2000, the Board of Supervisors established the San Diego County Fire Protection and Emergency Medical Services Trust Fund which has consisted of an annual allocation of \$400,000, including \$200,000 from the CDBG Program and \$200,000 from County General Funds. The Trust Fund, which is administered by the Office of Disaster Preparedness, is used to fund fire agencies that rely heavily on volunteers for direct delivery of fire protection and emergency medical services. On February 11, 2005, the San Diego County Task Force on Fire Protection and Emergency Medical Services recommended \$12,000 for purchase of this emergency generator. Therefore, these CDBG funds are now recommended for Board of Supervisors' approval.

18. Rural Northeast-Rainbow Fire Department Emergency Equipment \$54,315

Summary: Purchase of radio equipment that would allow the Rainbow Volunteer Fire Department to communicate with other area agencies through the required 800 mgz system for dispatch of emergency services in the Rainbow area.

Location: CT 190.02 Thomas Brothers: 998

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Improvements - Fire Vehicle

County Strategy: Eligible Public Improvements

Program Benefit: Low Income

Estimated Completion Date: June 2006

Community Support: North County Fire Protection District

Comments: The Rainbow Volunteer Fire Department (RVFD) is an all-volunteer fire department, serving the community of Rainbow that has a population of approximately 2,000 with 900 dwellings, businesses and other structures located within the jurisdiction. Since its inception the RVFD has been dispatched by the North County Fire Protection District (NCFPD) using VHF radio System. However, the NCFPD is closing its Communications Center and RVFD is now going to be dispatched by the North County

JPA, which uses 800 mgz radio system. RVFD will now need to go to the 800 mgz system and need to have all of their units equipped with 800 mgz radios. These radios will be coded to be used exclusively by the Rainbow Fire Department. The request for \$54,315 will be used for purchase of the radios and will be supplemented with \$24,885 of the Applicant's funds, for a total cost of \$79,200.

In July 2000, the Board of Supervisors established the San Diego County Fire Protection and Emergency Medical Services Trust Fund which has consisted of an annual allocation of \$400,000, including \$200,000 from the CDBG Program and \$200,000 from County General Funds. The Trust Fund, which is administered by the Office of Disaster Preparedness, is used to fund fire agencies that rely heavily on volunteers for direct delivery of fire protection and emergency medical services. On February 11, 2005, the San Diego County Task Force on Fire Protection and Emergency Medical Services recommended \$54,315 in CDBG funds for purchase of these radios. Therefore, these CDBG funds are now recommended for Board of Supervisors' approval.

19. Rural Northeast-San Pasqual Academy Infrastructure Improvements **\$150,000**

Summary: Funding for reconstruction of an interior road at the San Pasqual Academy, located at 17701 San Pasqual Valley Road, four miles east of the Wild Animal Park, in the San Pasqual Valley.

Location: CT 207.09, 208.05 Thomas Brothers: 1131:F7

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Facilities - Public Facilities and Improvements

County Strategy: Eligible Public Improvements

Program Benefit: Limited Clientele - Low/Mod Income

Estimated Completion Date: June 2006

Comments: The San Pasqual Academy is a residential educational facility serving foster care adolescents ages 14 through 18 from all parts of San Diego, who are dependents of the Juvenile Court and under the care of the County Health and Human Services Agency (HHSA). The Academy and its surrounding property, a 250-acre site, is owned by the County of San Diego. The County Department of General Services is responsible for all major maintenance of the property and has identified five infrastructure and facilities improvements at the Academy for which funding is being sought. At this time, funding



is requested for the following projects, in order of priority, at a total cost of \$297,750: 1) \$150,000 for campus interior road improvements; 2) \$48,000 for drainage and storm drain protection; 3) \$35,000 for completion of a campus general and emergency communication system, including re-wiring and undergrounding of cables; 4) \$47,000 for campus café emergency generator, and roof tile replacements and protections; and, 5) \$17,250 for fencing of the fire station site.

Since the purchase of the San Pasqual property five years ago, the County has conducted site assessment surveys and compiled a list of needed improvements/repairs. The County of San Diego has primarily relied on private sector donations for enhancements and major developments at the Academy, e.g., construction of a health/wellness center and technology/information center, and renovation of the gymnasium. The County is still left with the task of bringing very old buildings up to code and meeting deferred maintenance on aging infrastructure. Therefore, it is recommended that \$150,000 in CDBG funds be allocated for interior road improvements, the highest priority item in the proposal, to provide safer vehicular and pedestrian access to Academy facilities.

20. Rural Northeast-Valley Center Park Pool Restroom ADA Improvements \$43,000

Summary: Funding for a portion of restroom reconstruction that would allow access to persons with disabilities at the Adams Park pool, operated by the Valley Center Parks and Recreation District at 28751 Cole Grade Road in Valley Center.

Location: CT 191.06 Thomas Brothers: 1070:F7

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Facilities - Removal of Architectural Barriers

County Strategy: Eligible Public Improvements

Program Benefit: Presumed Benefit - Persons with Disabilities

Estimated Completion Date: April 2006

Community Support: Valley Center Parks and Recreation District

Comments: Robert Adams Park is located on land adjoining two schools and is owned and operated by the Valley Center Community Services District. The park's facilities include a swimming pool, six tennis courts horseshoe pits, walking trails and picnic facilities. The swimming pool restrooms are currently in disrepair, both relating to the age of the building and lack of ongoing upgrade and maintenance, and do not meet Americans with Disabilities Act (ADA) standards for accessibility to persons with disabilities. Although improvements at this park do not



qualify as a low income benefit activity, HUD allows use of CDBG funds that benefit persons with disabilities, as disabled people are presumed to be low income. However, CDBG funds are only allowed for improvements directly related to access for disabled persons. Therefore, only a portion of the building renovation, but all of the path leading to the restroom, would be eligible for CDBG funding.

The applicant submitted a budget divided into two parts, the general upgrade of the building and those improvements directly related to providing access to persons with disabilities. In addition to the building, the path of travel to the restroom also needs to be made compliant with the ADA. The Valley Center Parks and Recreation District has approved use of Park Land Dedication Ordinance (PLDO) funds in conjunction with CDBG funds for refurbishment of the restrooms. Therefore, PLDO funds could be used for that portion of the project not CDBG-eligible. The total project budget of \$130,000 includes General Services costs up to \$22,500 for administration. The administration costs are distributed proportionately to general and ADA improvements. The resulting cost breakdown is \$87,000 for the general renovation costs and \$43,000 for the ADA improvements for both building and path of travel to the restroom. The improvements will make the facility safer for Valley Center school children and other residents. Therefore, it is recommended that \$43,000 in CDBG funds be awarded for ADA compliance improvements at the pool restroom, conditional upon the commitment of \$87,000 in PLDO funds for the balance of project costs.

21. Rural Southeast-Bostonia Fire Department Emergency Generator **\$24,400**

Summary: Purchase and installation of an emergency generator for the East County Fire Protection District to be used at the Bostonia fire station located at 1273 Clarendon Street in Bostonia.

Location: CT 165.02 Thomas Brothers: 1251:J3
Funding Source: CDBG
Activity Eligibility: 570.201(c) Public Facilities - Fire Equipment
County Strategy: Eligible Public Improvements
Program Benefit: Low Income
Estimated Completion Date: November 2005
Community Support: East County Fire Protection District

Comments: The East County Fire Protection District owns and operates fire stations in



the unincorporated communities of Bostonia and Crest. The Bostonia Fire Station primarily serves Bostonia, a small portion of the unincorporated area surrounded on three sides by the cities of El Cajon and Santee to the north. CDBG funds were allocated to this fire department in recent years for a fire station remodel in FY 2001-2002 (\$19,000), for a new fire engine in FY 2002-2003 (\$100,000), and

for fire radios and hoses (\$9,312) in FY 2004-2005. The current request for \$24,400 is for purchase and installation of an emergency generator at the Bostonia fire station, which would maintain and improve response capability, improve reliability and provide operational capabilities during power failure.

In July 2000, the Board of Supervisors established the San Diego County Fire Protection and Emergency Medical Services Trust Fund which has consisted of an annual allocation of \$400,000, including \$200,000 from the CDBG Program and \$200,000 from County General Funds. The Trust Fund, which is administered by the Office of Disaster Preparedness, is used to fund fire agencies that rely heavily on volunteers for direct delivery of fire protection and emergency medical services. On February 11, 2005, the San Diego County Task Force on Fire Protection and Emergency Medical Services recommended \$24,400 for the emergency generator. Therefore, these CDBG funds are now recommended for Board of Supervisors' approval.

22. Rural Southeast-Campo Community Center Access/Parking Lot

\$160,000

Summary: Grading and paving of a parking lot and driveway, installation of appropriate parking spaces for persons with disabilities, and related drainage and erosion control improvements, at the Campo Community Center located at 976 Sheridan Road in Campo.

Location: CT 211.00 Thomas Brothers: 430:B10

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Facilities - Community Center

County Strategy: Eligible Public Improvements

Program Benefit: Low Income

Estimated Completion Date: June 2006

Community Support: Mountain Health and Community Services, Inc.

Comments: Campo has the only functioning and viable community center in the



Mountain Empire area, and the center operates a range of activities for both youth and seniors. The Campo Community Center is operated by Mountain Health and Community Services, Inc. and is leased from the County. The community center offers Senior Nutrition Program lunches, and has implemented a new Computer Center that is available to all residents of the area, but is primarily directed toward youth who do not

have access to computers when schools are closed. It also serves as a "cool zone" facility for residents during the hot summer months. In recent years, CDBG funds have been used for a number of improvements at the community center including: \$101,491 in the 1995/96 CDBG Program for building modifications to restrooms and doors for access to persons with disabilities, plus kitchen and loading dock improvements; \$18,000 in FY 1997/98 for roof replacement; and \$70,000 in FY 2000-2001 for floor and ceiling replacement, and installation of new heating/air conditioning system; and \$79,000 in FY 2002-2003 for plumbing upgrades, an outdoor deck and exterior stucco rehabilitation.

In 2003-2004, \$17,000 in CDBG funds were approved for design of the community center parking lot, disabled parking and new ingress and egress. Parking improvements would upgrade the infrastructure and appearance of the building site, and will enable the center to better serve the increasing number of youth, families and seniors who use the community center. However, a number of site issues relating to erosion control, soils, drainage, preferred parking layout and design, site grading, etc., needed to be addressed before construction could take place. The initial funding resulted in a field survey of elevations documenting existing conditions, a site plan drawn to scale, and a conceptual design plan which is now completed. In FY 2004-2005, \$55,000 was awarded for the next phase, which includes soils tests, grading plan, and preparation of construction documents. This phase is expected to be completed by June 2005. The current request from Mountain Health and Community Services for \$186,000 was submitted prior to the completion of the conceptual plan. County Department of General Services advises that the parking lot and associated improvements could be funded for \$160,000, including the County Department of General Services administrative costs. The recommended \$160,000 in the CDBG Annual Plan would fund the construction phase of the community center parking improvements.

23. Rural Southeast-Campo Fire Department Equipment

\$34,561

Summary: Purchase of self-contained breathing apparatus (SCBA) and SCBA fill station for firefighter safety at the Campo Volunteer Fire Department located at 437 Jeb Stuart Road in Campo.

Location: CT 211.00

Thomas Brothers: 430:B10

Funding Source: CDBG
Activity Eligibility: 570.201(c) Public Facilities - Fire Equipment
County Strategy: Eligible Public Improvements
Program Benefit: Low Income
Estimated Completion Date: June 2006

Community Support: Campo Volunteer Fire Department

Comments: The Campo Volunteer Fire Department provides fire protection over 47 square miles that includes approximately 500 homes within the community of Campo and surrounding area. In FY 2004-2005, \$124,189 was awarded for the Campo Volunteer Fire Department brush/rescue vehicle. The current \$34,561 request would fund purchase of a self-contained breathing apparatus and a SCBA fill station to improve the safety and protection of firefighters when responding to fire situations. This equipment would be used exclusively by the Campo Volunteer Fire Department.

In July 2000, the Board of Supervisors established the San Diego County Fire Protection and Emergency Medical Services Trust Fund which has consisted of an annual allocation of \$400,000, including \$200,000 from the CDBG Program and \$200,000 from County General Funds. The Trust Fund, which is administered by the Office of Disaster Preparedness, is used to fund fire agencies that rely heavily on volunteers for direct delivery of fire protection and emergency medical services. On February 11, 2005, the San Diego County Task Force on Fire Protection and Emergency Medical Services recommended \$34,561 in CDBG funding for the breathing apparatus and SCBA fill station. Therefore, these CDBG funds are now recommended for Board of Supervisors' approval.

24. Rural Southeast-Campo Senior Center Improvements \$10,476

Summary: Funds for interior improvements, including installation of a new air conditioning/heating system and electrical system upgrades, at the Campo Senior Center, located at 999 ½ Sheridan Road in Campo.

Location: CT 211.00 Thomas Brothers: 430:B10
Funding Source: CDBG
Activity Eligibility: 570.201(c) Public Facilities - Senior Center
County Strategy: Eligible Public Improvements
Program Benefit: Limited Clientele - Seniors
Estimated Completion Date: June 2006
Community Support: Campo/Lake Morena Senior Citizen Group

Comments: The Campo Senior Center occupies an old building a short distance away



from the Campo Community Center. Although the Senior Nutrition Program provides lunches for seniors at the Campo Community Center, the Campo Senior Center provides a meeting place for other senior activities. It is also used as a polling place for Elections, as needed by the Registrar of Voters. The proposal includes a listing in priority order of five interior and exterior improvements totaling \$34,600 that would enhance the comfort and safety of

residents meeting or attending events in the building. The County Department of General Services advises that the cost of the top two priority items on the list would be approximately \$10,476, including General Services staff costs for administration of the project. Due to limited CDBG funds available, it is therefore recommended that \$10,476 be allocated to the two priority improvements listed in the proposal, namely, replacement of the heating and air conditioning system, and upgrades to the electrical system, which would improve conditions at the senior center.

25. Rural Southeast-Dulzura Emergency Generators

\$46,000

Summary: Purchase and installation of two stationary, self-contained diesel generators for backup power during emergencies, one at the Dulzura fire station, and the other at the nearby Dulzura Community Center, located at 1136 Community Building Road in Dulzura..

Location: CT 213.02, 211.00 Thomas Brothers: 429:J10

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Facilities - Fire Station

County Strategy: Eligible Public Improvements

Program Benefit: Low Income

Estimated Completion Date: October 2005

Community Support: Dulzura Community Development Committee; Dulzura Volunteer Fire Department

Comments: The Dulzura Community Center and the Dulzura Fire Station were built with CDBG funds. CDBG funds were also used to renovate the Dulzura Community Center, years later. In 2000-2001, \$135,000 were allocated for purchase of a fire engine at the Dulzura fire station. The current request for \$46,000 would fund purchase and installation of generators that



will serve as back-up system for power at the Dulzura Community Center building and the Dulzura fire station. In case of a fire emergency, generators would allow these buildings to serve as evacuation centers.

In July 2000, the Board of Supervisors established the San Diego County Fire Protection and Emergency Medical Services Trust Fund which has consisted of an annual allocation of \$400,000, including \$200,000 from the CDBG Program and \$200,000 from County General Funds. The Trust Fund, which is administered by the Office of Disaster Preparedness, is used to fund fire agencies that rely heavily on volunteers for direct delivery of fire protection and emergency medical services. On February 11, 2005, the San Diego County Task Force on Fire Protection and Emergency Medical Services recommended \$46,000 for the emergency generators. Therefore, these CDBG funds are now recommended for Board of Supervisors' approval.

26. Regional-Building Blocks for Better Neighborhoods \$5,000

Summary: Funds for County Department of Housing and Community Development staff coordination and administration of the Building Blocks for Better Neighborhoods Program designed to upgrade and improve deteriorating neighborhoods in the County unincorporated area.

Funding Source: CDBG

Activity Eligibility: 570.205(a) Planning - Community Revitalization

County Strategy: Eligible Planning Activity

Program Benefit: N/A

Estimated Completion Date: June 2006

Comments: In March 2000, the Department of Housing and Community Development (HCD) initiated a program entitled "Building Blocks for Better Neighborhoods." This program was designed to upgrade and improve deteriorating residential neighborhoods in the unincorporated area. The program identifies specific blocks in these neighborhoods which would benefit from focused assistance, community involvement, and funding of critical needs through existing programs. Residents benefit from residential rehabilitation efforts such as new roofing, painting, landscaping and cleanup of debris. The program addresses public improvement needs relating to street, lighting, sidewalks, and drainage system deficiencies. The program implements neighborhood improvements through a coordinated effort of staff from all relevant County departments. The neighborhood improvements benefit low income households, improve neighborhood pride, and decrease crime in high-risk areas. To date, three blocks have been selected for inclusion in the program, namely North Bonita Street in Casa de Oro, Vine Street in Fallbrook, and Kenwood Drive in Spring Valley. Building Block activities on the selected blocks are still underway. The request for \$5,000, along with funds remaining from FY 2004-2005,

would fund HCD staff costs for administration of the Program. The recommended funds would allow the program to continue revitalization efforts in selected neighborhoods.

27. Regional-City/County Reinvestment Task Force **\$75,000**

Summary: Continuation of County funding for operational expenses of the Reinvestment Task Force, a joint agency established by the City and County of San Diego to monitor, encourage, and develop strategies for lending in lower income communities, in compliance with the federal Community Reinvestment Act.

Location: Regional

Funding Source: CDBG

Activity Eligibility: 570.205(a) Planning - Economic Development

County Strategy: Eligible Planning Activity

Program Benefit: N/A

Estimated Completion Date: July 2006

Community Support: San Diego City/County Reinvestment Task Force

Comments: Since 1983, the County has provided a portion of the funding for the San Diego City/County Reinvestment Task Force. The balance of the funds was contributed by the San Diego Housing Commission, which provided a match to the County CDBG funds, and by the private sector. The Reinvestment Task Force's operational program is directed by a board, jointly chaired by a member of the San Diego County Board of Supervisors and a member of the San Diego City Council. Other members are representatives of lenders and consumers in the region. The program encourages investment in lower income areas of the region. The Reinvestment Task Force monitors banking policies and practices in the region and formulates, in partnership with the community and lenders.

The current request is for \$125,000 in County CDBG funds for 2005-2006 operating expenses, which the application indicates would be matched with \$75,000 in City CDBG funds and \$50,000 from the San Diego Housing Commission, subject to approval of these applications. However, due to limited County CDBG funds available, a total of \$75,000 is recommended for RTF operating costs in FY 2005-2006. The recommended CDBG funds are conditioned upon an equal match from a combination of City of San Diego and San Diego Housing Commission funds.

28. Regional-Community Revitalization Committees **\$40,000**

Summary: Funds for County Department of Housing and Community Development staff coordination and administration of the community revitalization committees in Lakeside, Ramona, Spring Valley, Alpine and the "Back Country" area which are engaged in community-based efforts to improve life and economic conditions in these communities.

Funding Source: CDBG

Activity Eligibility: 570.205(a) Planning - Community Revitalization

County Strategy: Eligible Planning Activity

Program Benefit: N/A

Estimated Completion Date: June 2006

Comments: On February 20, 1996, the Board of Supervisors activated the Community Revitalization Program whereby County staff work with the community members to resolve issues of concern to the community. The objective was to allow all sectors of the community, including residents, businesses, non-profit organizations, Chambers of Commerce, and Community Planning Groups, to come together with staff from County departments and other public agencies to identify and address issues that impact the quality of life and economic vitality of the community. A Steering Committee oversees the process and subcommittees are formed to gather information on specific high priority issues and to report back to the Committee.

The five revitalization committees in Lakeside, Ramona, Back Country, Spring Valley, and Alpine meet periodically and since their inception (Lakeside 1996, Ramona 1997, Back Country 1999, Spring Valley 2002, and Alpine 2004) progress has been made in addressing an array of community issues. The current request for \$40,000 would fund County Department of Housing and Community Development staff costs for coordination and administration of these revitalization efforts in FY 2005-2006.

29. Regional-Graffiti Abatement Services **\$26,000**

Summary: Funding for graffiti abatement services, administered by the Urban Corps of San Diego, in designated Neighborhood Revitalization Areas in the communities of Spring Valley, Lakeside and Lincoln Acres.

Location: Spring Valley, Lakeside, Lincoln Acres

Funding Source: CDBG

Activity Eligibility: 570.201(e) Public Service - Graffiti Abatement

County Strategy: Eligible Public Improvements

Program Benefit: Low Income

Estimated Completion Date: June 2006

Community Support: Urban Corps of San Diego

Comments: The Urban Corps, headquartered in the Old Town/Midway area of the City of San Diego, was chartered by the City of San Diego in 1989 to provide a solution to the problem of high youth unemployment, and the need for public lands conservation and community services. The Urban Corps employs and trains young adults to improve their job skills and at the same time provide services to the community. The CDBG proposal requested \$96,000 for tree planting, graffiti abatement and trash clean-up services in three CDBG Neighborhood Revitalization Areas, namely Spring Valley, Lincoln Acres and Lakeside. However, due to limited CDBG funds available and other high priority proposals, it is recommended that \$26,000 in CDBG funds be allocated for one portion of the Urban Corps proposal, namely graffiti abatement services in the three communities. The graffiti abatement services employ young adults in the removal of graffiti from public and private property, and would include outreach to notify residents of the service and a hotline for the reporting of incidences of graffiti vandalism. There is widespread concern about graffiti in lower income communities where residents support graffiti abatement for community revitalization.

30. Regional-Housing Development Fund

\$1,969,376

Summary: Continued funding for affordable housing construction and rehabilitation, housing site improvements, pre-development costs and other activities, including administrative costs, to stimulate housing and community development for lower income persons.

Funding Source: CDBG

Activity Eligibility: 570.201(a) Acquisition - Real Property

County Strategy: Eligible Housing Development

Program Benefit: Low/Mod Income Housing

Comments: At the time of the Board's approval of the 2005-2006 Annual Funding Plan Strategy, on August 17, 2004, \$2,079,666 in CDBG funding was earmarked for the County Housing Development Program. The estimated amount was reduced to \$1,969,376 reflecting the final entitlement figures issued by HUD. Of the \$1,969,376, up to \$493,512 will be used to fund administrative costs. These administrative costs offset the expenses of implementing a variety of housing-related activities that do not receive sufficient or any administrative revenue. The result of these activities is the creation of additional affordable housing opportunities for lower income households. The County CDBG Housing Development Program will continue at a level necessary to fund development of lower income housing units in the San Diego Urban County. Such units count against the goals listed in the County Consortium Consolidated Plan of 2005-2010.

Although most of the Housing Development Fund is allocated during the year through Notices of Funding Availability, at this time, \$519,167 of the total \$1,969,376 set aside in the FY 2005-2006 Housing Development Fund is recommended for allocation to the following eight projects.

1. Cold Weather Shelter Voucher Program (\$30,000)

Since the winter of 1997, the County has sponsored and supported a cold weather shelter program in local hotels/motels. The program pays for hotel/motel stays, food and transportation for homeless families, disabled and elderly. In the past, the program was operated with primary contributions from the County Health and Human Services Agency, as well as contributions from local jurisdictions, including the County Department of Housing and Community Development on behalf of the Urban County (unincorporated area and six participating cities), based on population. An additional \$30,000 in CDBG funds was allocated to the 2004-2005 program in February 2004. In FY 2003-2004, the most recent completed year of operation, a total of \$228,528 from various sources was expended for operation of the program. In that period, 681 vouchers were issued sheltering a total of 815 persons, including all family members. It is now recommended that \$30,000 in Urban County CDBG funds be allocated to the FY 2005-2006 voucher program.

2. Regional Task Force on the Homeless (\$20,000)

The Regional Task Force on the Homeless (RTFH) is an independent agency now seeking non-profit status. Board members include representatives of public agencies and private groups, and homeless advocates. The RTFH develops policies and programs to improve conditions accompanying homelessness. It also provides updated information on the homeless population and technical assistance to organizations and local jurisdictions with regard to the needs of this population and facilities and services available to homeless persons and families. The RTFH relies on financial support from a variety of public and private agencies, including the County. The recommended \$20,000 in County CDBG funds would be supplemented with a projected \$10,000 remaining balance from FY 2004-2005, for a total of \$30,000 in County CDBG funds for Task Force operating expenses in 2005-2006. The remaining balance would be recommended for reallocation to the FY 2005-2006 budget at the final Annual Plan Board hearing on May 10, 2005.

3. Safe Housing Coordinator Position (\$60,000)

Beginning in January 2001, the Safe Housing Coordinator position has been supported with CDBG, County Health and Human Services Agency (HHSA), and Public Safety funds. In 2005-2006, a total of \$143,600 (including salary, benefits and overhead) is expected to be allocated to this position, \$31,000 from HHSA, \$42,600 from Public Safety, and \$60,000 in CDBG funds. The position was created to seek funding opportunities for development and preservation of affordable housing for the County's Drug or Dependency Court programs to better secure long-term outcomes for persons in these programs. The staff person also serves as an advocate for housing for persons with other special needs, including homeless, mentally ill, individuals with HIV/AIDS, foster youth, Calworks recipients and seniors, and negotiates with regional housing agencies

and non-profit organizations in the development of housing for this population. In addition, the Coordinator is the lead in annual preparation of the regional multi-agency application for HUD Supportive Housing Program funds that assist homeless individuals and families. The recommended \$60,000 in CDBG funds will continue the funding of these activities.

4. Consultant Services for Supportive Housing Program Application (\$12,500)

In response to HUD requirements for jurisdictions receiving McKinney-Vento Act homeless assistance funds each year, County HCD performs two roles in the application and funding process. First, HCD coordinates the Continuum of Care process for the entire San Diego Region. This entails monthly meetings of the Regional Continuum of Care Council composed of approximately 30 representatives of non-profits serving the homeless, local jurisdictions, and other agencies. The Council develops the annual Supportive Housing Program application, including defining homeless needs, gaps in services, and evaluating and ranking projects consistent with HUD directives. In addition, as a result of the application process, HCD also administers about two dozen Supportive Housing Program contracts that provide a wide variety of homeless shelter services. It is therefore recommended that CDBG funds in the amount of \$12,500 be allocated for the consultant services.

5. Urban County Fair Housing Program (\$66,667)

In October 2004, a nine-month contract, renewable for an additional one year period, was executed with North County Lifeline to administer the County's Fair Housing Program, in collaboration with two other non-profit agencies, Heartland Human Relations and Fair Housing Association, and South Bay Community Services. All CDBG entitlement jurisdictions are required by HUD to have a fair housing program. The Fair Housing Program includes: 1) fair housing educational programs in the San Diego Urban County, setup and maintenance of a fair housing website, and dissemination of news articles/releases; 2) review and approval of developers' Fair Housing Marketing Plans for new sales, monitoring of compliance with approved plans, and discussions with developers and real estate sales staff on the media and advertising; 3) outreach through development and distribution of fair housing brochures, participation in regional fair housing activities; and, 4) maintenance of a hotline for fair housing complaints and fair housing referrals. The current contract will expire on June 30, 2005. CDBG funds are recommended in this Annual Funding Plan for the continuation of the County fair housing program for the first option year, contingent upon the consultant meeting performance criteria.

6. Homebuyer Education and Credit Counseling Program (\$30,000)

The proposed funds would be used for continuation of the Homebuyer Education and Credit Counseling Program that provides first-time homebuyer education courses and credit counseling sessions for prospective homebuyers. The program is currently carried out by a private agency whose contract expires in December 2005. In FY 2003-2004, the program provided 18 homebuyer education courses with 175 participants. During FY 2004-2005, an RFP was issued by the County Department of Purchasing and Contracting to secure a contractor to continue the program for one year, with two additional option

years depending on performance. 2005-2006 CDBG funds in the amount of \$30,000 would be used to fund the first option year of this contract and for administration costs.

7. Mobile Home Issues Committee (\$5,000)

The Mobile Home Issues Committee (MHIC) is comprised of mobile home park residents and park owners and was created in compliance with County Ordinance No. 8960, an ordinance approved by the Board of Supervisors on September 22, 1998 (25). The committee meets regularly and is chaired by a professional mediation specialist to amicably resolve disputes between residents and owners and to provide mediation services for particular disputes that arise. The current contract with National Conflict Resolution Center expires on June 30, 2005. In Spring 2005, an RFP will be issued to continue these services for a one-year period in FY 2005-2006, with two additional option years depending on performance criteria. At this time, funding in the amount of \$5,000 is recommended to continue these meetings in FY 2005-2006.

8. Affordable Housing Services (\$275,000)

The County Department of Housing and Community Development provides a range of services funded through the HOME Program that promote affordable housing opportunities for renters and homebuyers. The recommended funds would provide staff costs for program delivery of the following services: a) HOME Tenant-Based Rental Assistance Program, including program management, eligibility determination, tenant selection, and inspections; b) HOME Homebuyer Downpayment and Closing Costs Program including housing counseling and loan processing; and c) HOME Housing Development Program including loan processing, preparation of work specifications and energy auditing. The recommended funds would assist the County in the delivery of HOME-funded housing programs in FY 2005-2006.

31. Management and Administration

\$600,747

Summary: Management and administration activities associated with the central operation of the Urban County CDBG Program.

Funding Source: CDBG

Activity Eligibility: 570.206(a) Program Administration

County Strategy: Eligible Administrative Activity

Program Benefit: N/A

Comments: At the time of the Board's approval of the 2005-2006 Annual Funding Plan Strategy, on August 17, 2004, \$600,747 in CDBG funding was earmarked for CDBG Program management and administrative costs. Total CDBG Planning, Management and Administration activities are limited by CDBG regulations to 20 percent of annual expenditures. The 20 percent total includes program administration and all funding for specific planning projects.

1. City of Carlsbad-HOME Program \$288,356

Summary: Funding for one or more eligible HOME Program uses which may include: housing acquisition/rehabilitation; housing rehabilitation; housing construction; rental assistance; and home ownership assistance.

Location: City of Carlsbad
Funding Source: HOME
Activity Eligibility: 92.205
County Strategy: Eligible Housing Activity
Program Benefit: Low/Mod Income Housing
Community Support: Carlsbad City Council

Comments: At the time of the Board's approval of the 2005-2006 Annual Funding Plan Strategy, on August 17, 2004, funding was earmarked for HOME Consortium Cities Housing Projects. Of this, \$288,356, is due to the City of Carlsbad, based on the 2005-2006 HOME Program fund distribution formula, using 2000 Census data. The specific project description will be considered for approval by the Carlsbad City Council at a later date. Subsequently, the Board will have an opportunity to review and approve this proposed use of HOME funds.

2. City of Encinitas-HOME Program \$219,698

Summary: Funding for one or more eligible HOME Program uses which may include: housing acquisition/rehabilitation; housing rehabilitation; housing construction; rental assistance; and home ownership assistance.

Location: City of Encinitas
Funding Source: HOME
Activity Eligibility: 92.205
County Strategy: Eligible Housing Activity
Program Benefit: Low/Mod Income Housing
Community Support: Encinitas City Council

Comments: At the time of the Board's approval of the 2005-2006 Annual Funding Plan Strategy, on August 17, 2004, funding was earmarked for HOME Consortium Cities Housing Projects. Of this, \$219,698, is due to the City of Encinitas, based on the 2005-2006 HOME Program fund distribution formula, using 2000 Census data. The specific project description will be considered for approval by the Encinitas City Council at a later date. Subsequently, the Board will have an opportunity to review and approve this proposed use of HOME funds.

3. City of La Mesa-HOME Program **\$215,154**

Summary: Funding for one or more eligible HOME Program uses which may include: housing acquisition/rehabilitation; housing rehabilitation; housing construction; rental assistance; and home ownership assistance.

Location: City of La Mesa
Funding Source: HOME
Activity Eligibility: 92.205
County Strategy: Eligible Housing Activity
Program Benefit: Low/Mod Income Housing
Community Support: La Mesa City Council

Comments: At the time of the Board's approval of the 2005-2006 Annual Funding Plan Strategy, on August 17, 2004, funding was earmarked for HOME Consortium Cities Housing Projects. Of this, \$215,154, is due to the City of La Mesa, based on the 2005-2006 HOME Program fund distribution formula, using 2000 Census data. The specific project description will be considered for approval by the La Mesa City Council at a later date. Subsequently, the Board will have an opportunity to review and approve this proposed use of HOME funds.

4. City of San Marcos-HOME Program **\$230,775**

Summary: Funding for one or more eligible HOME Program uses which may include: housing acquisition/rehabilitation; housing rehabilitation; housing construction; rental assistance; and home ownership assistance.

Location: City of San Marcos
Funding Source: HOME
Activity Eligibility: 92.205
County Strategy: Eligible Housing Activity
Program Benefit: Low/Mod Income Housing
Community Support: San Marcos City Council

Comments: At the time of the Board's approval of the 2005-2006 Annual Funding Plan Strategy, on August 17, 2004, funding was earmarked for HOME Consortium Cities Housing Projects. Of this, \$230,775, is due to the City of San Marcos, based on the 2005-2006 HOME Program fund distribution formula, using 2000 Census data. The specific project description will be considered for approval by the San Marcos City Council at a later date. Subsequently, the Board will have an opportunity to review and approve this proposed use of HOME funds.

5. City of Santee-HOME Program **\$193,670**

Summary: Funding for one or more eligible HOME Program uses which may include: housing acquisition/rehabilitation; housing rehabilitation; housing construction; rental assistance; and home ownership assistance.

Location: City of Santee
Funding Source: HOME
Activity Eligibility: 92.205
County Strategy: Eligible Housing Activity
Program Benefit: Low/Mod Income Housing
Community Support: Santee City Council

Comments: At the time of the Board's approval of the 2005-2006 Annual Funding Plan Strategy, on August 17, 2004, funding was earmarked for HOME Consortium Cities Housing Projects. Of this, \$193,670, is due to the City of Santee, based on the 2005-2006 HOME Program fund distribution formula, using 2000 Census data. The specific project description will be considered for approval by the Santee City Council at a later date. Subsequently, the Board will have an opportunity to review and approve this proposed use of HOME funds.

6. City of Vista-HOME Program **\$390,326**

Summary: Funding for one or more eligible HOME Program uses which may include: housing acquisition/rehabilitation; housing rehabilitation; housing construction; rental assistance; and home ownership assistance.

Location: City of Vista
Funding Source: HOME
Activity Eligibility: 92.205
County Strategy: Eligible Housing Activity
Program Benefit: Low/Mod Income Housing
Community Support: Vista City Council

Comments: At the time of the Board's approval of the 2005-2006 Annual Funding Plan Strategy, on August 17, 2004, funding was earmarked for HOME Consortium Cities Housing Projects. Of this, \$390,326, is due to the City of Vista, based on the 2005-2006 HOME Program fund distribution formula, using 2000 Census data. The specific project description will be considered for approval by the Vista City Council at a later date. Subsequently, the Board will have an opportunity to review and approve this proposed use of HOME funds.

7. HOME-Housing Development Program **\$2,269,463**

Summary: Continued funding for affordable housing development, housing site improvements, predevelopment costs and other activities to stimulate housing for lower income persons.

Location: Unincorporated Area and Contracting Cities

Funding Source: HOME

Activity Eligibility: 92.205

County Strategy: Eligible Housing Activity

Program Benefit: Low/Mod Income Housing

Comments: At the time of the Board's approval of the 2005-2006 Annual Funding Plan Strategy, on August 17, 2004, funding was earmarked for Urban County Housing projects. In order to disburse funds during the year, the County Housing Notice-of-Funding-Availability (NOFA) is published, proposals are received and analyzed, and housing project funding recommendations are brought to the Board of Supervisors for projects which will develop, expand or supplement housing for lower income persons and/or special needs populations. A portion of the County CDBG, HOME and ESG entitlement funds are distributed through the NOFA process.

8. HOME-County Program Administration **\$423,049**

Summary: Management and administrative activities associated with the central operation of the San Diego County HOME Consortium Program.

Location: Unincorporated Area and Contracting Cities

Funding Source: HOME

Activity Eligibility: 92.205

County Strategy: Eligible HOPWA Management & Administrative Activities

Program Benefit: Low/Mod Income Housing

Comments: At the time of the Board's approval of the 2005-2006 Annual Funding Plan Strategy, on August 17, 2004, HOME funding was earmarked for HOME Consortium Program administration costs. That amount is \$423,049 based on the final entitlement figures received from HUD. HOME administrative costs are limited to 10 percent of the HOME entitlement. The HOME Consortium includes the CDBG Urban County (the unincorporated area plus six participating cities) and six additional entitlement cities (Carlsbad, Encinitas, La Mesa, San Marcos, Santee and Vista).

The HOME Consortium Cooperation Agreement between the County and the Consortium cities, as approved by the Board on June 11, 2002, will be in effect through fiscal years

2003-2005. This Cooperative Agreement states for the first time that, in addition to the housing program allocation to each city, Consortium cities can receive a share of the administrative funds to defray local HOME Program administrative costs, if needed to carry out the program. The Cooperative Agreement provides 90% of the administrative fees to the County (\$380,744) and up to 10% to the Consortium cities (\$42,305). The allocation of administrative funds to each Consortium city represents the maximum that can be reimbursed to the cities for HOME administrative costs in any year. The six Consortium cities will receive equal allocations of these administrative funds up to a combined maximum of 1% of the HOME entitlement. Remaining funds in each City's administrative allocation will be returned to be used for Urban County administrative activities at the end of each fiscal year.

9. HOME-American Dream Downpayment Initiative **\$146,050**

Summary: Funding for the San Diego County Consortium American Dream Downpayment Initiative (ADDI), a new component of the HOME program offering downpayment assistance to low-income first-time homebuyers for purchase of single-family homes.

Location: Unincorporated Area and Contracting Cities

Funding Source: HOME

Activity Eligibility: 92.205

County Strategy: Eligible Housing Activity

Program Benefit: Low/Mod Income Housing

Comments: ADDI, a new component of the HOME Program, was signed into law on December 16, 2003. The County of San Diego HOME Consortium will offer ADDI funding as downpayment assistance to low-income families (households earning up to 80 percent of the median income for the region) who are first-time homebuyers purchasing single-family housing that will serve as the family's principal residence. As approved on October 6, 2004, the HOME Consortium ADDI Program will offer assistance to qualified families, not to exceed \$10,000. As approved, ADDI funds will be used to leverage funds in existing Consortium HOME first-time homebuyer programs.

Outreach efforts will target residents and tenants of public and manufactured housing and other families assisted by public housing agencies, in order to ensure that ADDI funds are used to provide downpayment assistance for such residents, tenants and families. In addition, the HOME Consortium ADDI Program will include a homebuyer education component to ensure suitability of assisted families to undertake and maintain homeownership.

Based on 2005-2006 ADDI funding of \$146,050, each participating ADDI local jurisdiction will receive \$8,000 in ADDI funds, with the exception of the City of Vista

which will receive \$15,000, for a total of \$47,000. The Housing Authority, operating for the Urban County, will receive the remaining ADDI funds of \$99,050. This proposed allocation plan is based on the HOME entitlement program formula and a fair share calculation for each ADDI local jurisdiction.

1. Emergency Shelter Grant-Housing Development Program **\$198,472**

Summary: Continued funding for housing site improvements, shelter operating expenses, pre-development costs and other activities to stimulate housing for homeless persons.

Location: Unincorporated Area and Contracting Cities

Funding Source: ESG

County Strategy: Eligible Housing Activity

Program Benefit: Low Income

Comments: At the time of the Board's approval of the 2005-2006 Annual Funding Plan Strategy, on August 17, 2004, Emergency Shelter Grant (ESG) funding was earmarked for homeless assistance programs. That amount is \$208,917 based on the final entitlement figures published by HUD. Of this, \$198,472, which will be disbursed during the year, is now recommended to directly assist homeless persons. Throughout the year, County Housing Notices of Funding Availability (NOFA) are published, proposals are received and analyzed, and housing project funding recommendations are brought to the Board of Supervisors for projects which will develop, expand or supplement housing for lower income persons and/or special needs populations. A portion of the County CDBG, HOME and ESG entitlement funds are used for this purpose, although the relatively small \$208,917 ESG Grant is typically exhausted by allocations resulting from one of these NOFAs.

2. Emergency Shelter Grant-Program Administration **\$10,445**

Summary: Management and administrative activities associated with the central operation of the San Diego County ESG Program.

Location: Unincorporated Area and Contracting Cities

Funding Source: ESG

County Strategy: Eligible Management and Administrative Activities

Program Benefit: Low Income

Comments: At the time of the Board's approval of the 2005-2006 Annual Funding Plan Strategy, on August 17, 2004, ESG funding was earmarked for ESG Program Administration. These funds in the amount of \$10,445 are now recommended for approval. ESG administrative costs are limited to five percent of the ESG entitlement.

1. HOPWA Program

\$2,865,109

Summary: Provides funding for housing assistance and supportive services for low income persons living with HIV/AIDS and their families.

Location: San Diego County

Funding Source: HOPWA

County Strategy: Eligible HOPWA Activities

Program Benefit: Low Income

Comments: On August 11, 1998, the Board of Supervisors authorized the Director of Housing and Community Development (HCD) to execute a revenue contract with the City of San Diego that accepted the HOPWA Program administration and funds. On October 1, HCD commenced administration of the HOPWA Program.

Congress established the HOPWA Program in 1992. Administered by the U.S. Department of Housing and Urban Development (HUD), the program provides annual funding to jurisdictions, on an entitlement basis, to assist with affordable housing and service needs for persons with HIV and AIDS. Currently, legislation requires that HOPWA funds be awarded to the largest city within an eligible metropolitan area.

HOPWA funds have helped many communities establish strategic AIDS housing plans, better coordinate local and private efforts, fill gaps in local systems of care, and create new housing resources. HOPWA funds may be used for a wide array of housing, social services, and program planning and development costs. Eligible activities include, but are not limited to, acquisition, rehabilitation or new construction of housing units, costs for the operation and maintenance of facilities and community residences, rental assistance, and short-term payments to prevent homelessness. HOPWA may also be used to fund services, such as health care and mental health services, drug and alcohol abuse treatment and counseling, intensive care, nutritional services, case management, assistance in daily living, housing information and placement services.

At the time of the Board's approval of the 2005-2006 Annual Funding Plan Strategy, on August 17, 2004, HOPWA funding was earmarked for activities that assist persons living with HIV/AIDS and their families. The HOPWA entitlement for FY 2005-2006 is \$2,527,000. However, funding available for HOPWA eligible projects in FY 2005-2006 derives from the 2004-2005 entitlement and carryover funds and is as follows:

- Contract savings (rolled over)
from FY 2002-2003 \$42,085
- Rollover from FY 2003-2004
specifically earmarked for
housing development ** \$409,224

- Program funds from FY 2003-2004
entitlement of \$2,682,000 minus
administration of \$268,200 \$2,413,800

Total \$2,865,109

**Development includes acquisition, rehabilitation, lease, conversion, and new construction of community residences. Currently these funds are included in an open NOFA and are expected to be allocated to appropriate projects by the end of this fiscal year.

2. **HOPWA Program Administration** **\$268,200**

Summary: Management and administrative activities associated with the operation of the HOPWA Program.

Location: San Diego County

Funding Source: HOPWA

County Strategy: Eligible HOPWA Management & Administrative Activities

Program Benefit: Low Income

Comments: HOPWA funds are earmarked for activities that assist persons living with HIV/AIDS and their families. Grantee administrative costs in FY 2005-2006 are calculated at ten percent of \$2,682,000, the FY 2004-2005 HOPWA entitlement which will be expended on HOPWA activities in FY 2005-2006.

ALTERNATIVE CDBG PROPOSALS

Page Casa de Oro

111	Casa de Oro-Alley Improvements	\$84,000
111	Casa de Oro-Dolores Street Sidewalks Preliminary Engineering	\$35,000
112	Casa de Oro-Estrella Park Development Design/Studies	\$50,000
113	Casa de Oro-Barcelona Sidewalk Improvements	\$130,000
114	Casa de Oro-South Cordoba Street Sidewalks Preliminary Engineering	\$35,000

Fallbrook

114	Fallbrook Community Center Interior Remodeling	\$250,000
115	Fallbrook Family Health Center Design.....	\$200,000
116	Fallbrook-Alvarado Road Sidewalks (Vine/Brandon) Preliminary Engineering	\$40,000
117	Fallbrook-Alvarado Street Sidewalks (Potter/Mercedes) Preliminary Engineering	\$45,000
118	Fallbrook-Ammunition Road Sidewalks Design.....	\$50,000
118	Fallbrook-Aviation Road Sidewalks Preliminary Engineering	\$40,000
119	Fallbrook-Clemmens Lane Sidewalks Design.....	\$50,000
120	Fallbrook-East Alvarado Street Sidewalks Design.....	\$75,000
121	Fallbrook-Elder Street Sidewalks (Maine/Brandon) Preliminary Engineering.....	\$40,000
121	Fallbrook-Elder Street Sidewalks (Maine/Mission) Preliminary Engineering	\$40,000
122	Fallbrook Community Park Playground Shade Structure	\$95,000

Lakeside

123	Lakeside-Accessible Sidewalks Project	\$50,000
124	Lakeside-Lakeshore Drive Sidewalk Design.....	\$57,000
124	Lakeside-Laurel Street Drainage Improvements Preliminary Engineering.....	\$20,000
125	Lakeside-Laurel Street Sidewalks (Maine/River) Preliminary Engineering	\$25,000
126	Lakeside-Laurel Street Sidewalks (Vine/Ashwood) Design	\$50,000
126	Lakeside-Lindo Lake Boat Restoration.....	\$155,000
127	Lakeside-Lindo Lake Park Bus Stop Cover	\$24,000
128	Lakeside-Lindo Lake Park Drainage Improvements	\$250,000
128	Lakeside-Lindo Lake Park Interior Road Improvements	\$235,000
129	Lakeside-Lindo Lake Park Sports Field	\$140,000
130	Lakeside-Lindo Lake Park Tennis Court Reconstruction	\$180,000
130	Lakeside-Lindo Lake Park to Cactus Park Water Pipeline	\$440,000
131	Lakeside-Mapleview Street Sidewalks (Ashwwood/Vine) Preliminary Engineering.....	\$15,000
132	Lakeside-Mapleview Street Sidewalks (SR67/Channel) Preliminary Engineering	\$60,000

Ramona

133	Ramona-Ramona Village Revitalization Plan.....	\$50,000
134	Ramona-11 th Street Sidewalk Preliminary Engineering	\$25,000
134	Ramona-14 th Street Sidewalk Preliminary Engineering	\$25,000

135	Ramona-B Street Sidewalk Preliminary Engineering	\$50,000
136	Ramona-D Street Sidewalk (10 th /12 th) Preliminary Engineering	\$35,000
136	Ramona-D Street Sidewalk (12 th /13 th) Preliminary Engineering	\$30,000
137	Ramona-Ramona/Day Intersection Improvements Preliminary Engineering	\$20,000

Spring Valley

138	Spring Valley-Eucalyptus Park ADA Access Improvements	\$175,000
139	Spring Valley-Harness Street Eastern Segment Design	\$96,000
139	Spring Valley-Lamar Park Phase II Construction Documents	\$22,000
140	Spring Valley-Sweetwater Road Sidewalks Design	\$50,000

Rural Northeast

141	Rural Northeast-Borrego Springs Boys and Girls Club Building Expansion.....	\$128,000
142	Rural Northeast-Borrego Springs Park Construction Documents	\$180,000
143	Rural Northeast-San Pasqual Academy Structures Demolition	\$186,800
144	Rural Northeast-Shelter Valley Community Center Expansion.....	\$240,400

Rural Southeast

145	Rural Southeast-Jacumba Recreation Center Feasibility Study/Design	\$25,000
146	Rural Southeast-Lake Morena Well and Pump Project.....	\$75,000
147	Rural Southeast-Nancy Jane Park ADA Restroom/Access	\$245,000

1. Casa de Oro-Alley Improvements

Cost: \$84,000

Summary: Clearing, grading and paving of an alley running between South Cordoba Street and South Granada Avenue, north of Dolores Street, in Casa de Oro.

Location: CT 135.03 Thomas Brothers: 1271:D5

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Improvements - Sidewalks

County Strategy: Eligible Public Improvements

Program Benefit: Low Income

Estimated Completion Date: March 2006

Community Support: Valle de Oro Community Planning Group

Comments: This request is for clearing, grading and paving of an alley running north of



Dolores Street between Cordoba Street and South Granada Avenue. The application for funds indicates that the alley is a blighting influence and an attraction for juvenile crime and dumping of trash that restricts vehicular access. The alley is owned by the adjacent private property owners. It is not a County maintained roadway, although the County has an easement on the alley which could be vacated if the owners were in agreement. The alley cannot be accepted into the County maintained system, as it

does not meet County public road standards. If the alley is paved, at this time there is no provision for ongoing maintenance. In order to fund the proposal, there would need to be an agreement among property owners with respect to provisions for maintenance and liability, and assurance that the alley would be kept open for public use. Due to the issues discussed above and limited CDBG funds available, this proposal is listed as an Alternative.

2. Casa de Oro-Dolores Street Sidewalks Preliminary Engineering

Cost: \$35,000

Summary: Preliminary engineering for installation of curbs, gutters and sidewalks on both sides of Dolores Street between Bonita Street and South Granada Street in Casa de Oro.

Location: CT 135.03 Thomas Brothers: 1271:D5

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Improvements - Sidewalks

County Strategy: Eligible Public Improvements

Program Benefit: Low Income

Estimated Completion Date: June 2006

Community Support: Valle de Oro Community Planning Group

Comments: Dolores Street does not have sidewalks except for short segments where new development has occurred. Improvements would provide pedestrian safety to children walking to school and residents walking to shops and services in the area. The requested CDBG funds would be used for preliminary engineering of sidewalks on both sides of the street on Dolores Street between Bonita Street and South Granada Avenue. Due to limited CDBG funds available and other high priority proposals, this proposal is listed as an Alternative.



3. Casa De Oro-Estrella Park Development Design/Studies

Cost: \$50,000

Summary: Funding of pre-development expenses for a planned passive park, including site surveys and preparation of design specifications and construction documents for development of Estrella County Park in Casa de Oro.

Location: CT 136.01 Thomas Brothers: 1271:D4

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Facilities - Parks

County Strategy: Eligible Public Improvements

Program Benefit: Low Income

Estimated Completion Date: June 2006

Community Support: Estrella Park Beautification Committee;
Valle de Oro Community Planning Group

Comments: Estrella Park is a 6.67-acre, undeveloped county-owned park located on the south side of Estrella Drive between Bonita Street and Conrad Drive in Casa de Oro. On April 20, 2004, the Valle De Oro Community Planning Group considered and approved the concept that the park be developed as a "passive park". Development of the park would beautify the area and provide a valuable amenity for residents of the surrounding



neighborhood. The Planning Group recommends using PLDO and CDBG funds on the project and indicated that it is a first priority for the use of PLDO funds. However, there are drainage problems on the park site and on surrounding properties that need to be assessed, and solutions identified, so that future park design would incorporate any required drainage improvements into the design. It is expected that the existing drainage problems in the area will be addressed in the comprehensive study that is recommended by the County Department of Public Works for CDBG funding in the 2005-2006 Annual Plan. Following completion of the study, park pre-development activities could commence. However, pursuant to Board Policy F26, an operation and maintenance entity should be established before development of a park site. Therefore, provisions for maintenance would be necessary prior to park development and this proposal is listed as an Alternative.

4. Casa De Oro-South Barcelona Sidewalk Improvements

Cost: \$130,000

Summary: Construction of missing portions of curbs, gutters and sidewalks on both sides of South Barcelona Street, between Campo Road and Buena Vista Drive in Casa De Oro.

Location: CT 135.03 Thomas Brothers: 1271:D5

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Improvements - Sidewalks

County Strategy: Eligible Public Improvements

Program Benefit: Low Income

Estimated Completion Date: June 2006

Community Support: Valle de Oro Planning Group

Comments: The sidewalks on two blocks of South Barcelona Street are intermittent,



thereby forcing pedestrians to walk in the roadway, and creating a safety hazard for children walking to school and residents walking to shops and services on Campo Road. However, CDBG funds have already been allocated for this project. CDBG funds in the amount of \$65,000 were approved in 2003-2004 for design of the missing sidewalk segments. This was supplemented with \$35,000 in Public Works funds for a total cost of \$100,000. In the 2004-2005

Annual Plan, an additional \$130,000 in CDBG funds, supplemented with \$118,000 in Public Works funds, were allocated for the construction phase of sidewalks on South Barcelona between Buena Vista Drive and Campo Road. The design work has now been completed and the construction contractor selection process is underway. It is expected

that the sidewalks will be installed before the end of FY 2004-2005. Therefore, no additional CDBG funds are needed for this project.

5. Casa de Oro-South Cordoba Street Sidewalks Preliminary Engineering

Cost: \$35,000

Summary: Preliminary engineering for installation of missing curbs, gutters and sidewalks on both sides of South Cordoba Street between Campo Road and Buena Vista Drive in Casa de Oro.

Location: CT 135.03 Thomas Brothers: 1271:D5

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Improvements - Sidewalks

County Strategy: Eligible Public Improvements

Program Benefit: Low Income

Estimated Completion Date: June 2006

Community Support: Valle de Oro Community Planning Group

Comments: South Cordoba Street does not have continuous sidewalks. Pedestrians are forced to walk in the roadway, creating a safety hazard for children walking to school and residents walking to shops and services on Campo Road. This request would fund preliminary engineering for infill sidewalks on both sides of South Cordoba Street between Campo Road and Buena Vista Drive. Due to limited CDBG funds available and other high priority proposals, this proposal is listed as an Alternative.



6. Fallbrook Community Center Interior Remodeling

Cost: \$250,000

Summary: Remodel of the interior space and layout of office, entrance and reception area in the Fallbrook Community Center located at 341 Heald Lane in Fallbrook.

Location: CT 189.01 Thomas Brothers: 1027:H3

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Facilities - Community Center

County Strategy: Eligible Public Improvements

Program Benefit: Low Income

Estimated Completion Date: September 2006

Community Support: Fallbrook Planning Group/Community Service Area 81

Comments: The Fallbrook Community Center is a 10,000 sq. ft. multi-use facility which was constructed in 1980 with CDBG and Parkland Dedication Ordinance (PLDO) funds. The building includes three classrooms, a 3,200 sq. ft. multi-purpose gymnasium/recreation room, commercial kitchen, office, lounge and storage rooms, and is used for an assortment of programs and activities. CDBG funds have been used in recent years for commercial kitchen appliances (1997:\$14,225); construction of a room addition



to the building (1999:\$253,000); and replacement of interior lighting (2000:\$6,000). In FY 2004-2005, \$60,000 was allocated to fund development of design concepts for remodel of the interior of the community center. The study will result in design options for future upgrading of the building to meet community needs. A consultant will soon be selected for the design work and it is expected that design will be completed by December 2005, at which time remodel costs would be available. The current \$250,000 request is for remodeling of the interior space and layout of office, entrance and reception area to optimize work space. However, at this time it is not clear what design concepts will be recommended and costs for this work. Due to limited CDBG funds available and other high priority proposals, this proposal is listed as an Alternative.

7. **Fallbrook Family Health Center Design**

Cost: \$200,000

Summary: Design for development of a proposed new 19,500 square foot community health clinic, that would be owned and operated by the non-profit Community Health Systems, Inc., at 502 East Elder Street in Fallbrook.

Location: CT 189.04 Thomas Brothers: 1027:G2

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Facilities - Health Facilities

County Strategy: Eligible Public Improvements

Program Benefit: Limited Clientele - Low/Mod Income

Estimated Completion Date: June 2006

Community Support: Fallbrook Union Elementary School District;
Fallbrook Healthcare District

Comments: Medical services provided by the Fallbrook Family Health Center (FFHC)



are currently offered in three separate locations, including a 5,900 sq. ft. main clinic, a 2,400 sq. ft. Women's Health Center, and a 2,500 sq. ft. optometry/mental health/administrative facility. FFHC serves the communities of Fallbrook, Bonsall, Rainbow, Camp Pendleton, Pauma Valley, Live Oak Park, San Luis Rey Heights, Winterwarm and Pala. Annually, the clinic treats at least 6,100 unduplicated patients, and more than 80% of clinic patients are

below the Federal Poverty Level.

Community Health Systems, Inc. (CHSI), the parent company and operator of FFHC, proposes to fund the construction of a new 19,500 sq. ft. health center. The proposed site, located at 502 Elder Street in Fallbrook, is currently a vacant lot, near an existing medical group, less than one block from Fallbrook Hospital and is centrally located in the Fallbrook community. The budget consists of the following: a proposal for \$200,000 in CDBG funds; \$7,000 from the applicant; \$1.6 million applied for from the San Diego First 5 Commission; and, \$3.3 million from a CalMortgage loan for which an application has not yet been made. Total project cost is estimated at approximately \$5 million. Initial drawings have been completed but CDBG and First 5 Commission funds would be used to complete the design drawings. To date, only the applicant's funds have been committed. In addition, the County Department of Planning and Land Use advises that a Conditional Use Permit will be required prior to construction, which could increase project costs. Due to limited CDBG funds available and other high priority proposals, this proposal is listed as an Alternative.

8. Fallbrook-Alvarado Street Sidewalks (Vine/Brandon) Preliminary Engineering

Cost: \$40,000

Summary: Funding of preliminary engineering for missing portions of sidewalk on the south side of E. Alvarado Street between Vine Street and S. Brandon Road in Fallbrook.

Location: CT 189.04 Thomas Brothers: 1027:F2, G2
Funding Source: CDBG
Activity Eligibility: 570.201(c) Public Improvements - Sidewalks
County Strategy: Eligible Public Improvements
Program Benefit: Low Income
Estimated Completion Date: June 2006
Community Support: Fallbrook Community Planning Group

Comments: This road segment does not currently have continuous sidewalks for pedestrians walking to and from downtown Fallbrook and the Fallbrook Boys and Girls Club.



Also, this part of Alvarado Street is used by children who walk to La Paloma School from the north side of town, and by pedestrians accessing the medical clinic and hospital. The proposed project would provide missing portions of sidewalk along the south side of E. Alvarado Street between Vine and South Brandon. The

request for funding would allow the start of preliminary engineering which involves surveys, assessment of constraints and project feasibility. From this information, sidewalk design and construction could be proposed in future CDBG funding cycles. Due to limited CDBG funds available and other high priority proposals, this proposal is listed as an Alternative.

9. Fallbrook-Alvarado Street (Potter/Mercedes) Sidewalks Preliminary Engineering

Cost: \$45,000

Summary: Preliminary engineering for installation of sidewalks on the south side of Alvarado Street from Potter Street to one-half mile west of Mercedes Road in Fallbrook.

Location: CT 189.04 Thomas Brothers: 1027:G2

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Improvements - Sidewalks

County Strategy: Eligible Public Improvements

Program Benefit: Low Income

Estimated Completion Date: June 2006

Community Support: Saint Peter's Organizing Ministry

Comments: In FY 2003-2004, \$108,000 in CDBG funds was provided for construction



of sidewalks on the south side of Alvarado Street, between Brandon Road and Potter Street. These sidewalks have been installed. The current request is for preliminary engineering of sidewalks on the south side of Alvarado Street from Potter Street easterly to one-half mile west of Mercedes Road. This would extend the sidewalks further to the east and would provide continuous safe walking path for pedestrians who use Alvarado Street for access

to La Paloma School, the hospital, and health clinic. Due to limited CDBG funds available and other high priority proposals, this proposal is listed as an Alternative.

10. Fallbrook-Ammunition Road Sidewalks Design

Cost: \$50,000

Summary: Design of sidewalks on one side of Ammunition Road from Alturas Road to Camp Pendleton in Fallbrook.

Location: CT 189.04, 189.06 Thomas Brothers: 1027:E4

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Improvements - Sidewalks

County Strategy: Eligible Public Improvements

Program Benefit: Low Income

Estimated Completion Date: June 2006

Community Support: Fallbrook Community Planning Group

Comments: Ammunition Road is a wide street used by both vehicles and pedestrians. Sidewalks occur in certain places on both sides of the street and a box culvert and surface drainage impede access for pedestrians. Preliminary engineering work for this project, which was funded with \$40,000 CDBG funds in FY 2004-2005, is currently underway and expected to be completed in April 2005. The current request for \$50,000 in CDBG funds is for design of sidewalks on one side of Ammunition Road from Alturas



Road to Camp Pendleton. Completion of this segment would provide connectivity for pedestrians between existing sidewalks and neighborhood services, schools, public transportation, etc. The CDBG funds would be supplemented with \$50,000 in Gas Tax funds for a total design cost of \$100,000. Due to limited CDBG funds available and other high priority proposals, this proposal is listed as an Alternative.

11. Fallbrook-Aviation Road Sidewalks Preliminary Engineering

Cost: \$40,000

Summary: Funding of preliminary engineering for sidewalks on one side of Aviation Road from Main Avenue to Mission Road in Fallbrook.

Location: CT 189.05 Thomas Brothers: 1027:B3

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Improvements - Sidewalks

County Strategy: Eligible Public Improvements

Program Benefit: Low Income

Estimated Completion Date: June 2006

Community Support: Fallbrook Traffic Circulation Committee/Fallbrook Community Planning Group

Comments: This road segment has been identified by the County Department of Public



Works as needing sidewalk improvements to provide connectivity to existing/programmed sidewalks for pedestrian walking to and from downtown Fallbrook and the Fallbrook Boys and Girls Club. The proposed sidewalk improvements would improve pedestrian safety along Aviation Road from Mission Road to Main Avenue. The request for funding would allow the start of preliminary engineering which involves surveys, assessment of constraints and project feasibility.

From this information, sidewalk design and construction could be proposed in future CDBG funding cycles. Due to limited CDBG funds available and other high priority proposals, this proposal is listed as an Alternative.

12. Fallbrook-Clemmens Lane Sidewalks Design

Cost: \$50,000

Summary: Design of sidewalks on one side of Clemmens Lane between Old Stage Road and Mission Road in Fallbrook.

Location: CT 189.05

Thomas Brothers: 1027:F4

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Improvements - Sidewalks

County Strategy: Eligible Public Improvements

Program Benefit: Low Income

Estimated Completion Date: June 2006

Community Support: Fallbrook Community Planning Group

Comments: Clemmen Lane provides a link between Old Stage Road and Mission Road.



It is used by residents coming from Vine Street and Old Stage Road to access Mission Road businesses. Preliminary engineering work for this project, which was funded with \$40,000 CDBG funds in FY 2004-2005, is now underway and expected to be completed in April 2005. The current request for \$50,000 in CDBG funds is for design of sidewalks on one side of Clemmens Lane from Old Stage Road to Mission Road. Completion of this segment will provide

connectivity for pedestrians between existing sidewalks and neighborhood services, schools, public transportation, etc. The CDBG funds would be supplemented with \$50,000 in Gas Tax funds, subject to Board of Supervisor's approval, for a total design cost of \$100,000. Due to limited CDBG funds available and other high priority proposals, this proposal is listed as an Alternative.

13. Fallbrook-East Alvarado Street Sidewalks Design

Cost: \$75,000

Summary: Design of sidewalks and minor drainage improvements on the south side of Alvarado Street from the front of the Fallbrook Family Health Center at 617 East Alvarado Street to South Brandon Road in Fallbrook.

Location: CT 189.04 Thomas Brothers: 1027:G2

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Improvements - Sidewalks

County Strategy: Eligible Public Improvements

Program Benefit: Low Income

Estimated Completion Date: June 2006

Community Support: Saint Peter's Organizing Ministry

Comments: In FY 2003-2004, \$108,000 in CDBG funds was provided for construction



of sidewalks on the south side of Alvarado Street, between Brandon Road and Potter Street, which was completed in July 2004. The current \$75,000 request is for design of sidewalks along the south side of Alvarado Street to continue this off-road pedestrian walkway westerly to South Brandon Road. This would enable residents coming from the west to more safely access the hospital, health clinic and nearby school. Due to limited CDBG funds available and

other high priority proposals, this proposal is listed as an Alternative.

14. Fallbrook-Elder Street Sidewalks (Maine/Brandon) Preliminary Engineering

Cost: \$40,000

Summary: Preliminary engineering for installation of sidewalks on the south side of Elder Street from Main Street to the Fallbrook Hospital, east of Brandon Road in Fallbrook.

Location: CT 189.04 Thomas Brothers: 1027:E3

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Improvements - Sidewalks

County Strategy: Eligible Public Improvements

Program Benefit: Low Income

Estimated Completion Date: June 2006

Community Support: Resident's Request

Comments: This segment of Elder Street links downtown Fallbrook with the Fallbrook hospital, health clinic, and schools. There are currently no continuous sidewalks on this part of Elder Street. The request for \$40,000 in CDBG funds is for preliminary engineering of approximately 2,000 feet of sidewalk on Elder Street to improve pedestrian safety. Due to limited CDBG funds available and other high priority proposals, this proposal is listed as an Alternative.



15. Fallbrook-Elder Street Sidewalks (Maine/Mission) Preliminary Engineering

Cost: \$40,000

Summary: Funding of preliminary engineering for sidewalks on one side of Elder Street from Mission Road to Main Avenue in Fallbrook.

Location: CT 189.04, 189.03 Thomas Brothers: 1027:F3

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Improvements - Sidewalks

County Strategy: Eligible Public Improvements

Program Benefit: Low Income

Estimated Completion Date: June 2006

Community Support: Fallbrook Traffic Circulation Committee/Fallbrook Community Planning Group

Comments: This road segment has been identified by the County Department of Public



Works as needing sidewalk improvements to provide connectivity to existing/programmed sidewalks for pedestrian to and from downtown Fallbrook and Fallbrook Boys and Girls Club. Elder Street is also used by school children who walk to Maie Ellis School. The proposed sidewalk improvements would increase pedestrian safety on Elder Street from Mission Road to Main Avenue. The request for funding

would allow the start of preliminary engineering which involves surveys, assessment of constraints and project feasibility. From this information, sidewalk design and construction could be proposed in future CDBG funding cycles. Due to limited CDBG funds available and other high priority proposals, this proposal is listed as an Alternative.

16. Fallbrook Community Park Playground Shade Structure

Cost: \$95,000

Summary: Construction of modular shade structures, composed of textile fabric resembling sails, for a recently completed children's playground area at the Fallbrook Community Park, located at 341 Heald Lane in Fallbrook.

Location: CT 189.01 Thomas Brothers: 1027:H3

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Facilities - Community Center

County Strategy: Eligible Public Improvements

Program Benefit: Low Income

Estimated Completion Date: February 2006

Comments: Fallbrook Community Park contains a range of facilities that serve the



community, including the Fallbrook Community Center, a senior center, playgrounds, and tennis courts. In FY 2002-2003, \$165,000 of CDBG funds were provided to replace play equipment in the existing junior playground that did not meet current safety standards and was not in compliance with the Americans with Disabilities Act. Subsequently, a pre-school playground which is located close to the community center building was replaced. The current request is

for construction of shade structures for this recently completed children's playground. The modular structures would be constructed of textile fabric of different colors and shapes resembling sails. The shade structure would protect the area from direct sun, and would make it possible for the children to maximize use of the facility all year round. Due to limited CDBG funds available and other high priority proposals, this proposal is listed as an Alternative.

17. Lakeside Accessible Sidewalks Project

Cost: \$50,000

Summary: Design and construction of sidewalk access ramps, which would be carried out by the San Diego Imperial Counties Labor Council, at four proposed sites in Lakeside.

Location: various Thomas Brothers: various

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Improvements - Sidewalks

County Strategy: Eligible Public Improvements

Program Benefit: Presumed Benefit - Persons with Disabilities

Estimated Completion Date: June 2006

Community Support: The San Diego Imperial Counties Labor Council

Comments: The San Diego Imperial Counties Labor Council is proposing the installation of 15 sidewalk ramps for access to persons with disabilities within selected areas of the cities of Imperial Beach and Lemon Grove, and in Lakeside. The Labor Council would provide labor and expertise in the installation of these ramps as part of its JOBLINK training program. It is proposed that approximately eight to ten job trainees would benefit from the job training program. However, CDBG participating city councils have already selected 2005-2006 CDBG projects to be funded in their cities. With regard to the part of the proposal in the community of Lakeside, four proposed sites were included in the application, namely 11800 block of Sapota Road, 12500 block of Jackson Hill Drive, Flaven Lane, and 9100 block of Lakeview Drive. A visit to these sites by County staff indicated that the selected blocks lacked sidewalk improvements, except for one small sidewalk segment. In that case, there was no continuous path from which a person in a wheelchair could travel if curb ramps were installed. Also, all sites are located outside the Lakeside Neighborhood Revitalization Area, the area targeted in the Annual Funding Plan Strategy for public improvement activities. Due to the above, the proposal is not recommended for funding and is listed as an Alternative.

18. Lakeside-Lakeshore Drive Sidewalk Design

Cost: \$57,000

Summary: Design of a sidewalk from Lindo Park Elementary School west to an existing sidewalk along the north side of Lakeshore Drive in Lakeside.

Location: CT 168.04 Thomas Brothers: 1232:B3

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Improvements - Sidewalks

County Strategy: Eligible Public Improvements

Program Benefit: Low Income

Estimated Completion Date: June 2006

Comments: There is currently only a dirt path on Lakeshore Drive as one approaches



Lindo Park Elementary School from the west. The proposed sidewalk of approximately 525 linear feet would be constructed to connect to an existing sidewalk. The design would have to address the presence of large trees along this road segment. This project would promote pedestrian safety and serve the residential areas surrounding the school and users of Lindo Lake County Park. Due to limited CDBG funds available and other high priority proposals, this proposal is listed as an Alternative.

19. Lakeside-Laurel Street Drainage Improvements Preliminary Engineering

Cost: \$20,000

Summary: Funding of preliminary engineering for drainage improvements at the intersection of Laurel Street and Ashwood Street in Lakeside.

Location: CT 168.04 Thomas Brothers: 1232:B3

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Improvements - Streets

County Strategy: Eligible Public Improvements

Program Benefit: Low Income

Estimated Completion Date: June 2006

Community Support: Lakeside Revitalization Committee

Comments: The County Department of Public Works has identified the intersection of



Laurel Street and Ashwood Street in Lakeside as needing drainage improvements in order to alleviate frequent flooding in the rainy season. The requested funding would allow the start of preliminary engineering which involves surveys, assesment of constraints and project feasibility. From this information, drainage improvement design and construction could be proposed in future CDBG funding cycles. Due to limited

CDBG funds available and other high priority proposals, this proposal is listed as an Alternative.

20. Lakeside-Laurel Street Sidewalks (Maine/River) Preliminary Engineering

Cost: \$25,000

Summary: Funding of preliminary engineering for curbs, gutters, sidewalks, road widening, and minor drainage improvements, on Laurel Street from Maine Avenue to River Street in Lakeside.

Location: CT 168.04 Thomas Brothers: 1132:A3, B3

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Improvements - Sidewalks

County Strategy: Eligible Public Improvements

Program Benefit: Low Income

Estimated Completion Date: June 2006

Community Support: Lakeside Community Planning Group

Comments: This segment of the road has been identified by the County Department of



Public Works to be in need of sidewalk improvements that would provide all weather pedestrian access to activity centers and community services in downtown Lakeside. The requested funding would allow the start of preliminary engineering which involves surveys, assesment of constraints, project feasibility, and cost estimates. From this information, sidewalk design and construction could be proposed in

future CDBG funding cycles. Due to limited CDBG funds available and other high priority proposals, this proposal is listed as an Alternative.

21. Lakeside-Laurel Street Sidewalks (Vine/Ashwood) Design

Cost: \$50,000

Summary: Design of curbs, gutters and sidewalks on the north side of Laurel Street between Vine Street and Ashwood Street in Lakeside.

Location: CT 168.04 Thomas Brothers: 1232:B3

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Improvements - Sidewalks

County Strategy: Eligible Public Improvements

Program Benefit: Low Income

Estimated Completion Date: June 2006

Comments: The proposed sidewalk would be constructed along the north side of Laurel Street from a point 100 feet east of Vine Street easterly 1,150 feet to Ashwood Street. The project would provide pedestrian safety and serve the residential area south of Maplevue, as well as students attending El Capitan High School, Lindo Lake Elementary, and Tierra del Sol Middle School. Due to limited CDBG funds available and other high priority proposals, this proposal is listed as an Alternative.



22. Lakeside-Lindo Lake Park Boathouse Restoration

Cost: \$155,000

Summary: Funding for preparation of a historic structures report and renovation of the Lindo Lake Park historic boathouse at Lindo Lake Park located at 9839 Vine Street in Lakeside.

Location: CT 168.04 Thomas Brothers: 1232:B3

Funding Source: CDBG

Activity Eligibility: 570.202(d) Historic Preservation

County Strategy: Eligible Rehabilitation/Preservation Improvement

Program Benefit: Elimination of Slum and Blight

Estimated Completion Date: June 2006

Comments: The Lindo Lake Park boathouse is the only remaining structure associated



with the 1880's Lakeside Inn. The structure consists of a pavilion with a corrugated metal roof, exposed rafters, wood post supports, and wood seating in the interior and exterior. The structure, built in 1887, provides residents with a glimpse of the Lakeside Victorian era, a part of the history of Lakeside. The County Department of Parks and Recreation advises that this historic boathouse is in need of restoration and is, therefore, applying for

\$155,000 in CDBG funds for a historic structures report, construction plans for preservation of the structure, and estimated costs of the boathouse restoration. Due to limited CDBG funds available and other high priority proposals, this proposal is listed as an Alternative.

23. Lakeside-Lindo Lake Park Bus Stop Cover

Cost: \$24,000

Summary: Design and installation of a cover for an existing bus stop at the northwest corner of the intersection of Woodside Avenue and Main Street in Lakeside.

Location: CT 168.04 Thomas Brothers: 1232:B3

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Improvements - Streets

County Strategy: Eligible Public Improvements

Program Benefit: Elimination of Slum and Blight

Estimated Completion Date: December 2005

Community Support: Resident Request

Comments: This is a request for a bus shelter at an existing bus stop at the intersection



of Woodside Avenue and Main Street to shield residents from the sun or rain when waiting for bus service. Board of Supervisors' Policy J-31 addresses conditions and placement of transit benches and shelters in the County rights-of-way. The policy states that no shelter shall be placed in the County rights-of-way or property without first obtaining an encroachment permit. A private or public entity would need to file a

Certificate of Insurance with the Department of Public Works to indemnify the County, and also there would need to be assurance of ongoing maintenance of the shelter to avoid revocation of the permit. The current CDBG proposal does not include provisions for

meeting the requirements of the Board policy and, therefore, due to limited CDBG funds available and other issues mentioned above, this proposal is listed as an Alternative.

24. Lakeside-Lindo Lake Park Drainage Improvements

Cost: \$250,000

Summary: Design and construction of drainage improvements that would divert runoff from the park into the sewer system and away from the lake at Lindo Lake Park in Lakeside.

Location: CT 168.04 Thomas Brothers: 1232:B3

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Improvements - Parks

County Strategy: Eligible Public Improvements

Program Benefit: Elimination of Slum and Blight

Estimated Completion Date: June 2006

Community Support: Resident Request

Comments: Runoff from the street currently drains into the lake and reduces the water quality. The proposed project would involve connection of storm drains that discharge within the watershed of Lindo Lake to the existing Lakeside sewer system. A pump may also need to be installed to create the necessary upward flow, as the storm drains and their relative discharge points are located at an elevation below that of the existing sewer system. Due to limited CDBG funds available and other high priority proposals, this proposal is listed as an Alternative.



25. Lakeside-Lindo Lake Park Interior Road Improvements

Cost: \$235,000

Summary: Funds for road resurfacing in the park, from Lindo Lane bridge to Lakeshore Road, plus the road loop leading to the boat house, in Lindo Lake Park in Lakeside.

Location: CT 168.04 Thomas Brothers: 1232:B3

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Improvements - Parks

County Strategy: Eligible Public Improvements

Program Benefit: Elimination of Slum and Blight

Estimated Completion Date: June 2006

Community Support: Resident Request

Comments: Lindo Lake Park is a highly used County Park in Lakeside. Lindo Lake



Park interior roads provide access to the various park facilities. The roads are old and in need of refurbishment. The current request is funding for resurfacing and rehabilitation of the existing road system within the park, using a combination of asphalt overlays, seals and/or demolition and replacement. The proposed project would help prevent further damage to the existing road system within the park. Due to limited CDBG funds available and other high priority proposals,

this proposal is listed as an Alternative.

26. Lakeside-Lindo Lake Park Sports Field

Cost: \$140,000

Summary: Design and construction of a multi-use sports field that could be used as soccer, baseball and softball fields, at Lindo Lake Park in Lakeside..

Location: CT 168.04

Thomas Brothers: 1232:B3

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Facilities - Recreation

County Strategy: Eligible Public Improvements

Program Benefit: Elimination of Slum and Blight

Estimated Completion Date: June 2006

Community Support: Resident Request

Comments: CDBG funds have been used for a range of park facility upgrades in Lindo



Lake Park over recent years, including community center improvements, restrooms, playgrounds, ramadas, scout hut improvements, etc. This \$140,000 request for the proposed project would involve conversion of the existing baseball area, and would include demolition of existing backstop, field grading, irrigation modifications, installation of new turf, backstop, bleacher seating, soccer goals and

accessible walkways. The County Department of Parks and Recreation does not recommend this project because of additional maintenance costs, that may include, but not be limited to irrigation system repairs, increased water usage to irrigate turf and mowing of additional turf. Due to the above and limited CDBG funds available, this proposal is listed as an Alternative.

27. Lakeside-Lindo Lake Park Tennis Court Reconstruction

Cost: \$180,000

Summary: Reconstruction of existing park tennis courts located on the west side of Lindo Lake Park in Lakeside.

Location: CT 168.04 Thomas Brothers: 1232:B3

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Improvements - Parks

County Strategy: Eligible Public Improvements

Program Benefit: Elimination of Slum and Blight

Estimated Completion Date: June 2006

Community Support: Resident Request

Comments: The Lindo Lake Park tennis courts are not in good condition and are in need of replacement. The proposed project includes demolition of the existing tennis courts and construction of two new tennis courts. However, the County Department of Parks and Recreation does not recommend this project due to current lack of community consensus on future use of the tennis court site within the park and due to the existence of public tennis courts nearby at El Capitan High School that are currently used by the



community. Due to limited CDBG funds available and other high priority proposals, this proposal is listed as an Alternative.

28. Lakeside-Lindo Lake Park to Cactus Park Water Pipeline

Cost: \$440,000

Summary: Design and construction of a water pipeline from Cactus Park to Lindo Lake Park to maintain adequate lake water levels at Lindo Lake in Lakeside.

Location: CT 168.04 Thomas Brothers: 1232:B3

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Improvements - Water System

County Strategy: Eligible Public Improvements

Program Benefit: Elimination of Slum and Blight

Estimated Completion Date: June 2006

Community Support: Resident Request

Comments: In 2001-2002, CDBG funds were allocated for a wetland study of Lindo Lake which was required by the resource agencies before any dredging or other projects were allowed to take place on the lake. That study is completed and provided useful information on future lake management for the protection of habitat and enhancement of recreational uses. Although two wells currently supply water to Lindo Lake, the water level in the lake has been difficult to maintain at acceptable levels. This project would involve the design and construction of a six to eight inch pipeline, which would run from a new well at Cactus County Park to Lindo Lake Park, for an additional source of water for the lake. However, the County Department of Parks and Recreation does not recommend this proposal, as the Department is evaluating multiple alternatives, in lieu of a single alternative or project, to address the water level issue and increase the water level at Lindo Lake. Due to the above and limited CDBG funds available, this proposal is listed as an Alternative.

29. Lakeside-Mapleview Street Sidewalks (Ashwood/Vine) Preliminary Engineering
Cost: \$15,000

Summary: Funding of preliminary engineering for curbs, gutters, sidewalks, road widening, and minor drainage improvements, on the south side of Mapleview Street from Ashwood Street to Vine Street in Lakeside.

Location: CT 168.04 Thomas Brothers: 1232:B3

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Improvements - Sidewalks

County Strategy: Eligible Public Improvements

Program Benefit: Low Income

Estimated Completion Date: December 2005

Community Support: Lakeside Community Planning Group

Comments: The County Department of Public Works has identified this road segment



for sidewalk improvements to provide pedestrian safety for children and other area residents walking to school, shopping, activity centers and community services in downtown Lakeside. The requested funding would allow the start of preliminary engineering which involves surveys, assessment of constraints and project feasibility. From this information, sidewalk design and construction could be proposed in future CDBG funding cycles. Due to

limited CDBG funds available and other high priority proposals, this proposal is listed as an Alternative.

30. Lakeside-Mapleview Street Sidewalks (SR67/Channel) Preliminary Engineering

Cost: \$60,000

Summary: Funding of preliminary engineering for curbs, gutters, sidewalks, road widening, and minor drainage improvements, on Mapleview Street from SR 67 to Channel Road in Lakeside.

Location: CT 169.01, 168.04 Thomas Brothers: 1232:A3

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Improvements - Sidewalks

County Strategy: Eligible Public Improvements

Program Benefit: Low Income

Estimated Completion Date: March 2006

Comments: This road segment has been identified by the County Department of Public



Works for sidewalk improvements to provide pedestrian safety for children and other area residents walking to school, shopping, activity centers and community services in downtown Lakeside. The requested funding would allow the start of the preliminary engineering which involves surveys, assesment of constraints and project feasibility. From this information, sidewalk design and construction could be proposed in future CDBG funding cycles.

Due to limited CDBG funds available and other high priority proposals, this proposal is listed as an Alternative.

31. Ramona Village Revitalization Plan

Cost: \$50,000

Summary: Phase II of a Ramona Village Revitalization Plan for downtown Ramona, which includes development of land use regulations, design standards and capital improvements, to address traffic, safety, economic, and community character issues in the Ramona town center.

Location: CT 208.05, 208.06, 208.09 Thomas Brothers: 1152, 1172

Funding Source: CDBG

Activity Eligibility: 570.205(a) Planning - Community Revitalization

County Strategy: Eligible Planning Activity

Program Benefit: N/A

Estimated Completion Date: June 2006

Community Support: Ramona Chamber of Commerce

Comments: The proposed project is the development of a Revitalization Plan for



Ramona's town center that would define a regulatory framework and capital improvement projects to transform the town into a walkable, vital community center, and will address traffic, safety and economic issues affecting Ramona's Main Street corridor. A foundation for this project has been established through a series of community design workshops and development

of a widely supported vision that will guide later phases of the project.

The Ramona Revitalization Plan is proposed in three phases which would take place over several years. Phase I was the Research Phase and included an initial needs assessment, capital improvements feasibility studies, development of an outline of proposed land uses and regulations, proposed capital improvements, a cost analysis, identification of funding sources, and the scope of work for Phase II. In FY 2004-2005, \$50,000 in CDBG funds was allocated to allow the County Department of Planning and Land Use to carry out Phase I of Plan development and enable the community to start to tailor downtown development to benefit Ramona residents and businesses. This phase is currently underway and is expected to be completed in June 2005.

Phase II is the Planning Phase and would include development of land use regulations, design standards and special capital improvements. It is intended that the rezone and General Plan Amendment portion of the Plan would be funded by Community 2020 and that both the Plan and Community 2020 would be adopted at the same time by the Board of Supervisors. Phase III is the Implementation Phase whereby capital improvement projects recommended in the Plan would be implemented. The current \$50,000 request is

funding of Phase II. Due to strict spending limitations on CDBG planning and administrative activities, and due to limited funds available and other high priority proposals, this proposal is listed as an Alternative.

32. **Ramona-11th Street Sidewalk Improvements Preliminary Engineering**

Cost: \$25,000

Summary: Funding of preliminary engineering for curbs, gutters, sidewalks, paving for a portion of the existing dirt road, and minor drainage improvements, on 11th Street from Main Street to B Street in Ramona.

Location: CT 208.06 Thomas Brothers: 1152:G6

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Improvements - Sidewalks

County Strategy: Eligible Public Improvements

Program Benefit: Low Income

Estimated Completion Date: June 2006

Community Support: Ramona Community Traffic Task Force

Comments: The County Department of Public Works has identified this portion of 11th Street as needing sidewalks to provide safe passage and access for pedestrians walking to surrounding facilities. The request for \$25,000 would allow the start of preliminary engineering which involves surveys, assessment of constraints and project feasibility. From this information, design and construction of sidewalks, paving of a portion of existing dirt road, and necessary minor drainage



improvements could be proposed in future CDBG funding cycles. Due to limited CDBG funds available and other high priority proposals, this proposal is listed as an Alternative.

33. **Ramona-14th Street Sidewalks Preliminary Engineering**

Cost: \$25,000

Summary: Funding of preliminary engineering for curb, gutter, sidewalks and minor drainage improvements on the east side of 14th Street from D Street to E Street in Ramona.

Location: CT 208.06

Thomas Brothers: 1152:F6

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Improvements - Sidewalks

County Strategy: Eligible Public Improvements

Program Benefit: Low Income

Estimated Completion Date: June 2006

Community Support: Ramona Community Planning Group

Comments: Although there are sidewalks on the west side of 14th Street, the existing sidewalks on the east side do not continue to D street and Maine Street where schools and other services are located. The completion of sidewalks on the east side of the street would provide continuous all-weather access for pedestrians on this side of the street as well. The requested funds would be used for preliminary engineering studies that are needed before design and construction can take place for future installation of the sidewalks. Due to limited CDBG funds available and other high priority proposals, this proposal is listed as an Alternative.



34. Ramona-B Street Sidewalks Preliminary Engineering

Cost: \$50,000

Summary: Funding of preliminary engineering for curbs, gutters, sidewalks, paving for a portion of the existing dirt road, and minor drainage improvements, on B Street from 10th Street to 12th Street in Ramona.

Location: CT 208.06

Thomas Brothers: 1152:G6

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Improvements - Sidewalks

County Strategy: Eligible Public Improvements

Program Benefit: Low Income

Estimated Completion Date: June 2006

Community Support: Ramona Revitalization Subcommittee

Comments: The County Department of Public Works has identified this portion of B Street as needing sidewalks to provide safe passage and access for pedestrians walking to surrounding facilities. The request for \$50,000 would allow the start of preliminary engineering which involves surveys, assessment of constraints and project feasibility. From this information, design and construction of sidewalks, paving of an existing dirt



road and necessary minor drainage improvements, could be proposed in future CDBG funding cycles. Due to limited CDBG funds available and other high priority proposals, this proposal is listed as an Alternative.

35. Ramona-D Street Sidewalks (10th/12th) Preliminary Engineering

Cost: \$35,000

Summary: Funding of preliminary engineering for curb, gutter, sidewalks, road widening, and minor drainage improvements, on D Street from 10th Street to 12th Street in Ramona.

Location: CT 208.06 Thomas Brothers: 1152:G6

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Improvements - Sidewalks

County Strategy: Eligible Public Improvements

Program Benefit: Low Income

Estimated Completion Date: June 2006

Community Support: Ramona Economic Revitalization Steering Committee

Comments: The County Department of Public Works has identified this portion of D



Street from 10th to 12th Street in Ramona as needing sidewalks to provide safe passage and access for pedestrians walking to schools, activity centers and community services in downtown Ramona. The request for \$35,000 would allow the start of preliminary engineering which involves surveys, assessment of constraints and project feasibility. From this information, design and construction of

curb, gutter, sidewalks, road widening and necessary drainage improvements, could be proposed in future CDBG funding cycles. Due to limited CDBG funds available and other high priority proposals, this proposal is listed as an Alternative.

36. Ramona-D Street Sidewalks (12th/13th) Preliminary Engineering

Cost: \$30,000

Summary: Funding of preliminary engineering for curb, gutter, sidewalks, road widening, and minor drainage improvements, on D Street from 12th Street to 13th Street in Ramona.

Location: CT 208.06, 208.09 Thomas Brothers: 1152:G6

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Improvements - Sidewalks

County Strategy: Eligible Public Improvements

Program Benefit: Low Income

Estimated Completion Date: June 2006

Community Support: Ramona Economic Revitalization Steering Committee

Comments: The County Department of Public Works has identified this portion of D



Street as needing sidewalks to provide safe passage and access for pedestrians walking to local schools, activity centers and community services in downtown Ramona. The request for \$30,000 would allow the start of preliminary engineering which involves surveys, assessment of constraints and project feasibility. From this information, design and construction of sidewalks, road widening and necessary minor drainage improvements, could be proposed in future CDBG

funding cycles. Due to limited CDBG funds available and other high priority proposals, this proposal is listed as an Alternative.

37. Ramona-Ramona/Day Streets Intersection Improvements Preliminary Engineering

Cost: \$20,000

Summary: Funding of preliminary engineering for street intersection widening, striping and signal modification, at the intersections of Ramona Street and Day Streets with SR 67 in Ramona.

Location: CT 208.05, 208.06

Thomas Brothers: 1152:F7

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Improvements - Streets

County Strategy: Eligible Public Improvements

Program Benefit: Low Income

Estimated Completion Date: June 2006

Community Support: Ramona Community Planning Group

Comments: The County Department of Public Works has identified the Ramona Street and Day Street intersection with SR 67 (Main Street) as needing improvements to address congestion at this intersection. Corrective action, which would be accomplished in conjunction with Caltrans, could include street intersection widening, striping, and/or traffic signal modification. The current request for \$20,000 would allow the start of preliminary engineering which involves surveys, assessment



of constraints and project feasibility. From this information, design and construction of street intersection improvements could be proposed in future CDBG funding cycles. Due to limited CDBG funds available and other high priority proposals, this proposal is listed as an Alternative.

38. Spring Valley-Eucalyptus Park ADA Access Improvements

Cost: \$175,000

Summary: Design and construction of various park improvements designed to improve access to persons with disabilities, including replacement of bridge, access from the lower parking lot to the playground, drinking fountain, picnic table, and related improvements at the Eucalyptus Park located in the 4500 block of Bancroft Drive in Spring Valley.

Location: CT 137.01 Thomas Brothers: 1271:B3

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Improvements - Removal of Architectural Barriers

County Strategy: Eligible Public Improvements

Program Benefit: Presumed Benefit - Persons with Disabilities

Estimated Completion Date: July 2006

Comments: Eucalyptus County Park is an 8-acre day use park set in a grove of large eucalyptus trees with facilities that include a playground, picnic areas, restrooms and parking. This request for \$175,000 would fund park improvements that bring park facilities up to Americans with Disabilities Act standards and allow better access to persons with disabilities. The proposed project would replace the pedestrian bridge,



and install walkways, a drinking fountain, picnic tables, and other ADA compliant improvements. Due to limited CDBG funds available and other high priority proposals, this proposal is listed as an Alternative.

39. Spring Valley-Harness Street Eastern Segment Design

Cost: \$96,000

Summary: Design of street improvements, including paving, curb, gutter, sidewalk and relocation of utilities, on the eastern-most segment of Harness Street near Presioca Street in Spring Valley.

Location: CT 139.07, 139.05 Thomas Brothers: 1291:B2

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Improvements - Streets

County Strategy: Eligible Public Improvements

Program Benefit: Low Income

Estimated Completion Date: June 2006

Comments: Currently, the eastern-most segment of Harness Street is unpaved and is deeply rutted by cross drainage, making travel difficult by car or on foot. In the 1997/98 and 1998/99 CDBG Programs, a total of \$280,000 was allocated for design and construction of street improvements on Harness Street from Presioca Street easterly approximately 250 feet. The CDBG-funded sidewalks and roadway improvements were completed. Although that project improved only a portion of the block, it benefited all residents on the block as all residents traverse the western part of the street when entering or exiting from Presioca Street. The current request for \$96,000 would fund design work for continuation of street improvements from the 250-foot point easterly to the cul de sac. It is projected that if design work was funded, subsequent construction costs would be approximately \$500,000. Due to limited CDBG funds available and other high priority proposals, this proposal is listed as an Alternative.

40. Spring Valley-Lamar Park Phase II Construction Documents

Cost: \$22,000

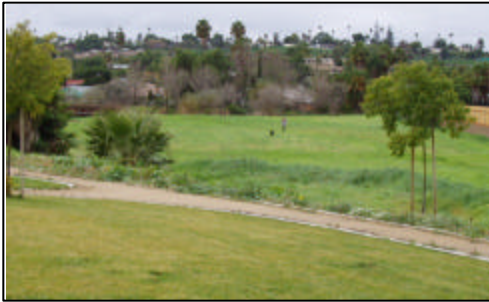
Summary: Funds for preparation of construction documents for Phase II park development, that includes a junior playground, barbecues, horseshoe courts, picnic areas, live-in volunteer pad, ranger office, additional parking, and extended walking trails, in Lamar Park located at 3180 Bancroft Drive in Spring Valley.

Location: CT 138.02

Thomas Brothers: 1271:A6

Funding Source: CDBG
Activity Eligibility: 570.201(c) Public Improvements - Parks
County Strategy: Public Facility - Parks
Program Benefit: Low Income
Estimated Completion Date: July 2006
Community Support: County Service Area 128 Park Advisory Board

Comments: Lamar Park was until recently an 8.9-acre undeveloped park site located



west of Bancroft Drive in north Spring Valley. In FY 1999-2000, \$98,000 in CDBG funds were used for Phase I design and construction documents. In FY 2001-2002, \$200,000 in CDBG funds were used for construction of a bridge over a stream that runs down the middle of the park. Phase I construction, which include installation of infrastructure, a playground, restroom, drainage facilities, picnic area, and

parking, was completed in June 2004. Phase II concept plans are now completed and the current \$22,000 request is for preparation of construction documents for Phase II improvements which include a junior playground, barbecues, horseshoe courts, a live-in volunteer pad, a ranger office, additional parking and extended walking trails. It is projected that construction of Phase II would be approximately \$700,000 and to date there has been no specific commitment of funds for the construction phase. Due to limited CDBG funds available and other high priority proposals, this proposal is listed as an Alternative.

41. Spring Valley-Sweetwater Road Sidewalks Design

Cost: \$50,000

Summary: Design of sidewalks on the east side of Sweetwater Road between Tyler Street and Valencia Street in Spring Valley.

Location: CT 138.02, 140.02 Thomas Brothers: 1270:J7
Funding Source: CDBG
Activity Eligibility: 570.201(c) Public Improvements - Sidewalks
County Strategy: Eligible Public Improvements
Program Benefit: Low Income
Estimated Completion Date: June 2006

Comments: The proposed project consists of a new sidewalk along the east side of



Sweetwater Road to connect to the sidewalk built by Caltrans during construction of SR 125. Sweetwater is a heavily traveled road and pedestrians use the limited shoulder area. An improved walkway in this segment of the road between Tyler Street and Valencia Street would improve pedestrian safety for local residents, children, students, and disabled persons using the area. The \$50,000 request would fund sidewalk design. Due to limited CDBG funds

available and other high priority proposals, this proposal is listed as an Alternative.

42. Rural Northeast-Borrego Springs Boys and Girls Club Building Expansion

Cost: \$128,000

Summary: Design, preparation of construction documents, and construction of a two-room building addition and patio, at the Borrego Springs Boys and Girls Club located at 630 Cahuilla Road in Borrego Springs.

Location: CT 210.00 Thomas Brothers: 1078:H1

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Facilities - Youth Center

County Strategy: Eligible Public Improvements

Program Benefit: Limited Clientele - Low/Mod Income

Estimated Completion Date: March 2005

Community Support: Boys and Girls Clubs of Greater San Diego

Comments: The Boys and Girls Club of Borrego Springs is the only youth organization in Borrego Springs and has recently completed construction of a 2,300 sq. ft. clubhouse building on a donated 10-acre site on Cahuilla Road. This new facility provides room for a variety of activities and serves approximately 160 predominately lower income Borrego Springs youth between the ages of 6 and 18. In 2001-2002, \$100,000 in CDBG funds was used for utility and street improvements which were pre-development requirements for construction of the new building.



The skateboard park, fencing and some other amenities were funded through private donations. In 2003-2004, \$100,000 was used for construction of a basketball court and associated hardscape, walkways, and landscaping. In 2004-2005, \$80,000 was allocated to playground equipment to complete the outdoor recreation area. The bidding process

for the award of the playground equipment was recently completed and the playground is expected to be installed in Spring 2005. The current request is for expansion of the building to add two additional rooms at two ends of the building for a technology/learning center and an arts and crafts/cooking center. Due to limited CDBG funds available and other high priority proposals, this proposal is listed as an Alternative.

43. Rural Northeast-Borrego Springs Park Construction Documents

Cost: \$180,000

Summary: Funds for preparation of construction documents for the proposed first phase of park improvements, including a playground, shade structure, parking lot, restrooms and a drinking fountain in Borrego Springs Park located at 2636 Country Club Road in Borrego Springs.

Location: CT 210.00 Thomas Brothers: 1078:J3

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Facilities - Parks

County Strategy: Eligible Public Improvements

Program Benefit: Low Income

Estimated Completion Date: July 2006

Community Support: Borrego Springs Community Sponsor Group

Comments: Although surrounded by the Anza Borrego Desert State Park, there are currently no County-owned local parks with recreational amenities in the community of Borrego Springs to serve year-round residents. Recently, the County acquired a 16-acre undeveloped triangular-shaped piece of land southwest of Christmas Circle, between Sunset and County Club Road. In 2002-2003, CDBG funds in the amount of \$78,000 were allocated for preparation of a Master Plan for park development. The Master Plan was completed in



September 2003 and environmental work will be completed in Summer 2005. The current request for \$180,000 would fund the preparation of construction documents for Phase I. Phase I includes a playground, shade structure, parking lot, restrooms and a drinking fountain. The Master Plan estimate of construction costs for Phase I is \$900,000 and to date construction funds have not been identified. In addition, the County Department of Parks and Recreation advises that there is no commitment for ongoing operation and maintenance of the park after development. The Borrego Water District has shown an interest in taking on this responsibility but to do so requires approval of the San Diego Local Area Formation Commission (LAFCO). Pursuant to Board Policy F-26, an operation and maintenance entity should be established before development of a park

site. Due to these factors and due to limited CDBG funds available, this proposal is listed as an Alternative.

44. Rural Northeast-San Pasqual Academy Structures Demolition

Cost: \$186,800

Summary: Funding for demolition of several obsolete structures on the San Pasqual Academy property located at 17701 San Pasqual Valley Road, four miles east of the Wild Animal Park, in the San Pasqual Valley.

Location: CT 207.09, 208.05 Thomas Brothers: 1131:D6-7

Funding Source: CDBG

Activity Eligibility: 570.201(d) Demolition

County Strategy: Eligible Public Improvements

Program Benefit: Limited Clientele - Low/Mod Income

Estimated Completion Date: December 2005

Comments: The San Pasqual Academy is a residential educational facility serving foster care adolescents ages 14 through 18 from all parts of San Diego, who are dependents of the Juvenile Court and under the care of the County Health and Human Services Agency (HHSA). With a current enrollment of 120 students and an ultimate capacity of 250, San Pasqual is the County's major initiative for adolescents in foster care and the largest single provider in the foster care network. The County Office of Education administers the full-curriculum high school program. The County has a contract with New Alternatives, Inc. to provide foster care and residential services and the San Diego Workforce Partnership administers the work readiness and self-sufficiency component of the program.

The Academy and its surrounding property, a 250-acre site, is owned by the County of San Diego. The County Department of General Services (DGS) is responsible for all major maintenance on the property, and is now requesting \$186,800 for demolition of several obsolete and potentially hazardous structures remaining on the property. The structures to be demolished include: two dairy buildings, approximately 12 poultry structures, a water tank, a former broom factory and a former mechanical/industrial building. Demolition will involve hazardous materials surveys by the Department of Environmental Health (DEH) and would require permits from the Air Pollution Control District (APCD). While the initial surveys indicated no evidence of asbestos or high lead levels, further investigations would be conducted with complete HAZMAT clearance and certifications approved by DEH. The proposed demolition would remove obsolete and potentially unsafe structures that are no longer in use. Of the two proposals that DGS submitted for CDBG funding, namely facility improvements and demolition of obsolete structures, the applications indicate that the proposal for facilities upgrades is a higher priority. Facility improvements at the San Pasqual Academy are recommended

for funding. However, due to limited CDBG funds available and other high priority proposals, this proposal is listed as an Alternative.

45. Rural Northeast-Shelter Valley Community Center Expansion

Cost: \$240,400

Summary: Construction of a new 36 ft. by 44 ft. addition to the existing Shelter Valley Community Center located at 7217 Great Southern Overland in Shelter Valley, southeast of Julian.

Location: CT 210.00 Thomas Brothers: 1158:D1

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Facilities - Community Center

County Strategy: Eligible Public Improvements

Program Benefit: Low Income

Estimated Completion Date: March 2006

Community Support: Shelter Valley Citizen's Corporation

Comments: The Shelter Valley Community Center currently occupies an old building



which is used for community services, events and meetings. The community center is located adjacent to a new fire station that was purchased in 1998 with \$150,000 in CDBG funds. The community center provides space and food service for most of the community's activities, including the Senior Nutrition Program and Shelter Valley Citizen's Corporation and Fire Department fundraisers, and serves as a shelter for area residents in fire

emergencies. A new community center would provide more room for senior activities and community events, and would provide central heating and air-conditioning which is not present in the existing building. The application for funds states that the approximately 360 residents of Shelter Valley and surrounding area are served by the center.

In the 2002-2003 CDBG Program, \$40,000 was allocated to preliminary site work and permits/fees for installation of a modular building to serve as a new community center. The building was to be installed on land previously purchased by the Shelter Valley Citizen's Corporation. After approval of the funding, the Corporation decided that it would be preferable to expand the existing community center rather than install a modular building. In March 2003, the Board of Supervisors approved the use of \$30,000 of the original \$40,000 in CDBG funds for pre-development activities and processing of a Use Permit modification for the building expansion. However, the Corporation was

unable to implement the project. The project was cancelled and funds were reallocated to another CDBG-eligible project. At that time, the Corporation indicated that they might apply again in the future, and possibly request assistance from the County Department of General Services for administration of the project. The current \$240,400 CDBG request is for construction of a 1,584 sq. ft. building extension on the existing 828 sq. ft. community center building. The County Department of General Services advises that the cost appears high for the proposed work, and, if funded, it is recommended that design and all phases of construction be permitted through the County Department of Planning and Land Use. If administered by General Services, administrative costs would need to be included in the project budget. Due to limited CDBG funds available and other high priority proposals, this proposal is listed as an Alternative.

46. Rural Southeast-Jacumba Recreation/Community Center Feasibility Study/Design

Cost: \$25,000

Summary: Funding for a feasibility study and design for a proposed new recreation/community center which would be located in the Jacumba Community Park located at 44635 Old Highway 80 in Jacumba.

Location: CT 211.00 Thomas Brothers: 1300:H6

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Facilities - Community Center

County Strategy: Eligible Public Improvements

Program Benefit: Low Income

Estimated Completion Date: June 2006

Community Support: Jacumba Community Service District

Comments: The proposed new recreation/community center would be located in the



Jacumba Community Park and would serve the community of Jacumba, and the surrounding communities of Boulevard and Live Oaks. CDBG funds have been used in past years for purchase of the land and development of the 20-acre Jacumba Community Park, which is owned and operated by the Jacumba Community Service District. In addition, a few years ago, \$229,000 in CDBG funds were used to construct a new library in this park. The current request for \$25,000 would be used to fund a feasibility study and design phase of a proposed recreation/community center on park grounds. Although the application mentions the potential use of CDBG and USDA Rural Development funds for future construction of a community center, no projected construction cost estimates have been provided nor is there any commitment of funds for

construction. Due to limited CDBG funds available and other high priority proposals, this proposal is listed as an Alternative.

47. Rural Southeast-Lake Morena Well and Pump Project

Cost: \$75,000

Summary: Funding for Phase I of a comprehensive multi-phase overhaul of the entire water system of the Lake Morena Oak Shore Mutual Water Company, consisting of drilling of a well hole, and installation of plumbing and pump, at a location on Gladiola Drive in Lake Morena.

Location: CT 211.00 Thomas Brothers: 1297:E5

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Improvements - Water System

County Strategy: Eligible Public Improvements

Program Benefit: Low Income

Estimated Completion Date: October 2005

Community Support: Lake Morena Oak Shore Mutual Water Company

Comments: The Lake Morena Oak Shores Mutual Water Company is a mutually-owned company whose purpose is to supply and maintain the water supply for the shareholders. The water company serves the western portion of Morena Village which contains approximately 600 people. The County Department of Environmental Health confirms a historical problem and unreliable record of water quality resulting from system leaks and bacterial contamination in the water lines.



CDBG funds have been provided in the past for water system improvements. In FY 2000-2001, \$43,493 was used for pipeline replacement, and in FY 2001-2002, \$43,000 was used for upgrades to an existing well to upgrade the water supply system. Currently, the water district is on a "bottled water order" by the County Department of Environmental Health due to bacteriological contamination and elevated nitrate in the water supply system. The Water Company is also on a "Stage Three Water Emergency" due to the shortage of water in the Lower Village. Therefore, with the assistance of an engineering consultant, in November 2004 the Water Company submitted nine separate applications for State Proposition 50 funds for water system upgrades. Notification of these awards will take approximately six months.

The current request for \$75,000 would be used to drill a new well that, as a short term solution, would be used to blend the water from seven other wells with the hope that the

water would meet acceptable drinking standards and also increase the water supply for the community. However, there is no certainty that the proposal by itself would provide the quality and quantity of water needed by the community. The County Department of Environmental Health advises that there is no guarantee that the well will not exceed safe drinking water levels for nitrates and radioactivity, and as a result the well water may not be approved for use as a potable water supply well. Due to the speculative nature of this proposal, other potential funding sources, and limited CDBG funds available, this proposal is listed as an Alternative.

48. Rural Southeast-Nancy Jane Park ADA Restroom/Access

Cost: \$245,000

Summary: Funds for removal of the existing restroom, and design and construction of a new ADA compliant four-plex restroom and associated walkways, at Nancy Jane Park located on La Cresta Boulevard, north of Park Boulevard, in the community of Crest.

Location: CT 155.01 Thomas Brothers: 1252:H3, J3

Funding Source: CDBG

Activity Eligibility: 570.201(c) Public Improvements-Removal of Architectural Barriers

County Strategy: Eligible Public Improvements

Program Benefit: Presumed Benefit - Persons with Disabilities

Estimated Completion Date: June 2006

Comments: Nancy Jane County Park is a 2-acre park in the community of Crest and



contains playgrounds, picnic areas, a tennis court and multi-purpose court. The park is located in the County unincorporated area but is not located in one of the CDBG Neighborhood Revitalization Areas targeted for use of CDBG funds. The Department of Parks and Recreation is requesting \$245,000 for the replacement of an existing restroom with a new Americans with Disabilities Act (ADA) compliant restroom building containing

four family-friendly restroom units. Although improvements at this park do not qualify as a low income benefit, HUD allows use of CDBG funds for the portion of a project that directly provides access to persons with disabilities, as these people are presumed to be low income. However, the request is for all costs associated with construction of the new building. The proposal does not include a breakdown of ADA and non-ADA costs and no funds have been identified for the non-ADA part. Due to these issues and limited CDBG funds available, this proposal is listed as an Alternative.

INELIGIBLE PROPOSALS

The following proposed projects do not meet federal low and moderate income concentration guidelines, and therefore, are ineligible unless a finding of blight or urgency, or limited clientele low income benefit, can be made. No such determination has been made to date:

- Fallbrook Street Sidewalks (Magarian/Stage Coach)
- Lakeside – El Capitan High School Stadium Turf Installation
- Ramona – Ramona Valley Preliminary Drainage Designs Plans
- Spring Valley – Tyler Street Sidewalks Design
- Rural Northeast – Julian Payson/Lot A Water Improvements Phase V

The following project is not eligible because proposed purchase has been completed and the request was for reimbursement of costs that were already incurred:

- Rural Northeast – San Pasqual Fire Engine

SAN DIEGO COUNTY CONSORTIUM
HOME INVESTMENT PARTNERSHIPS PROGRAM

RESALE AND RECAPTURE REQUIREMENTS

In order to ensure affordability, the County Consortium has established the following resale and recapture requirements for HOME-funded homeownership activities, as per 24 CFR 92.254 of the HOME regulations. Specific homeownership activities assisted with HOME funds may limit homeowner options to either resale or recapture, or may make both available depending on the program goals, to retain housing affordability.

Resale Requirements

If housing does not continue to be the principal residence of the family for the duration of the period of affordability, the housing must be made available for subsequent purchase only to a buyer whose family qualifies as a low income family and will use the property as its principal residence. The price at resale must provide the original HOME-assisted owner a fair return on investment and ensure that the housing will remain affordable to a reasonable range of low income homebuyers. The period of affordability is based on the total amount of HOME funds invested in the housing. All resale provisions of 24 CFR 92.254 apply to HOME-funded homeownership activities.

Recapture Requirements

If the housing does not continue to be the principal residence of the family for the duration of the period of affordability, the County HOME Consortium must recoup all or a portion of the HOME assistance to the homebuyers. The structure of the recapture provisions will be based on the particular activity design and market conditions. The period of affordability is based upon the total amount of HOME funds subject to recapture provisions described in 92.254 of the HOME regulations. Options for recapture may include those described in 92.254, or other recapture provisions adopted, modified or developed by the County and subject to HUD approval.